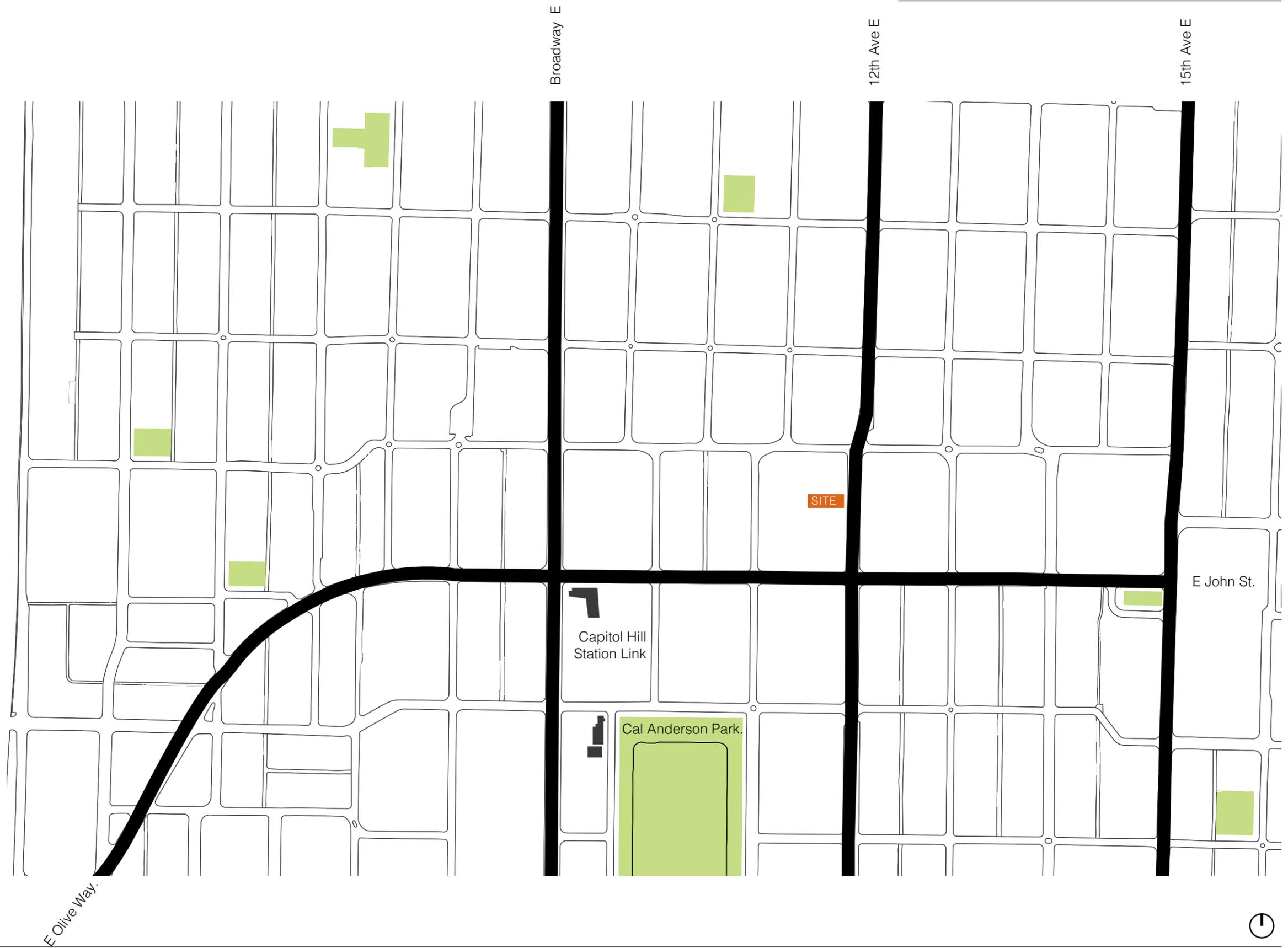




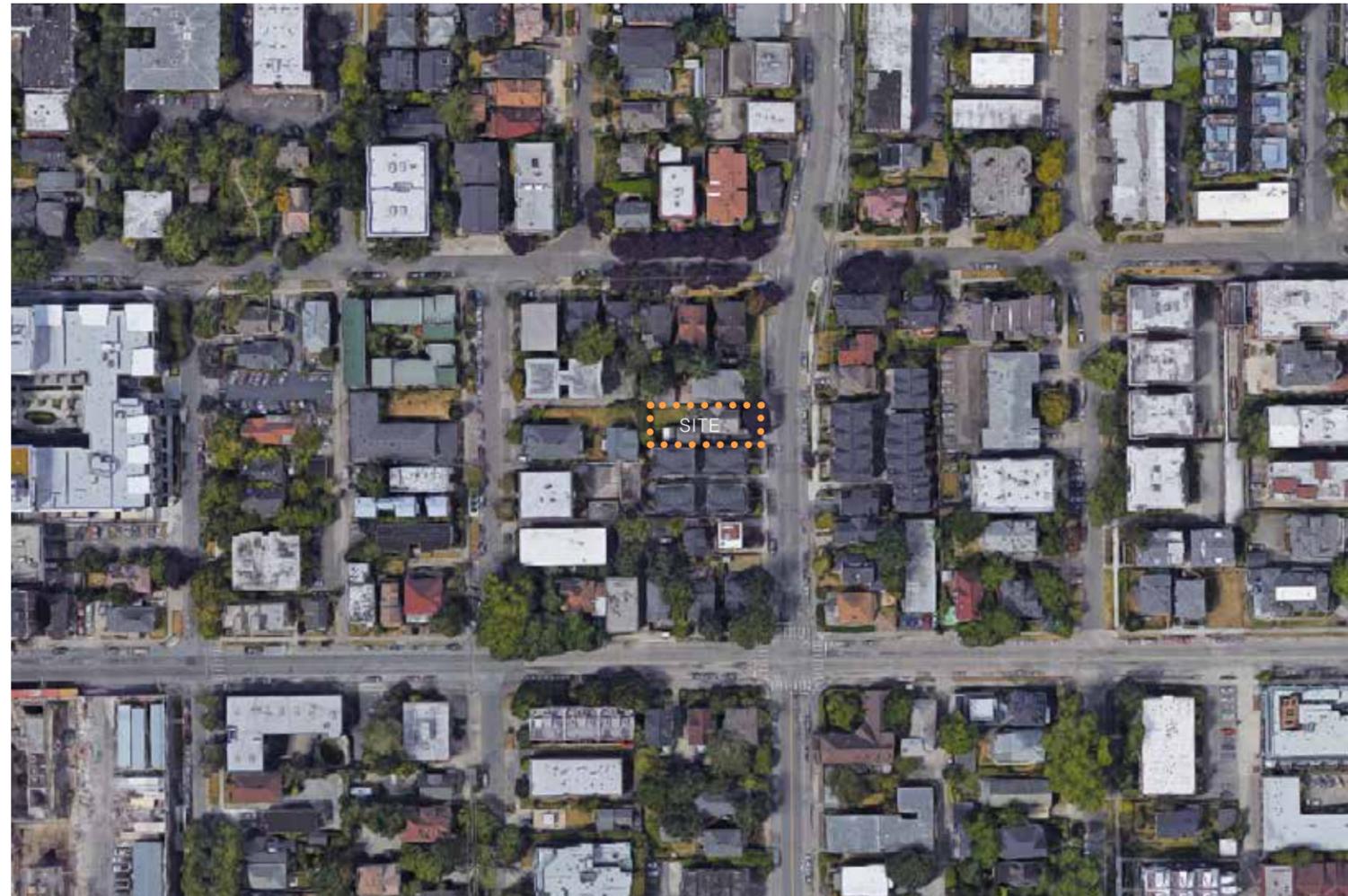
## 223 12th Avenue East

Early Design Guidance Application | East Design Review Board | Project #3025863 | March 22, 2017



# TABLE OF CONTENTS

1	<b>OBJECTIVES</b> EDG Application	04 05
2	<b>URBAN DESIGN ANALYSIS</b> Zoning Summary Architectural Context Vicinity Map Transit Map Adjacent Uses	06 07 08 10 11 12
3	<b>SITE ANALYSIS</b> Street Panoramas Survey Site Conditions & Constraints Mid-Block Conditions Existing Conditions	14 14 16 17 18 20
4	<b>MASSING ALTERNATIVES</b> Design Evolution Diagrams Design Proposals Alternative 1 Alternative 2 Alternative 3 Setbacks Diagrams	22 22 24 26 28 30 32
5	<b>DESIGN GUIDELINES</b> Design Guidelines	34 34
6	<b>COMPLETED WORK</b> Projects in progress	36 37



10th Ave E

Federal Ave E

11th Ave E

12th Ave E

13th Ave E

14th Ave E



E Thomas St

E John St

E Republican St

# OBJECTIVES

Design and construct a four story residential building with 22 Studio and one-bedroom units. Existing structure to be demolished.

Number of Units Aprox.22

Number of Parking Spaces 0

Number of Bike Parking Spaces 22

Sustainability  
Achieve a 4-Star Built Green certification.  
Provides a 15% Improvement over the Seattle Energy Code.

# TEAM

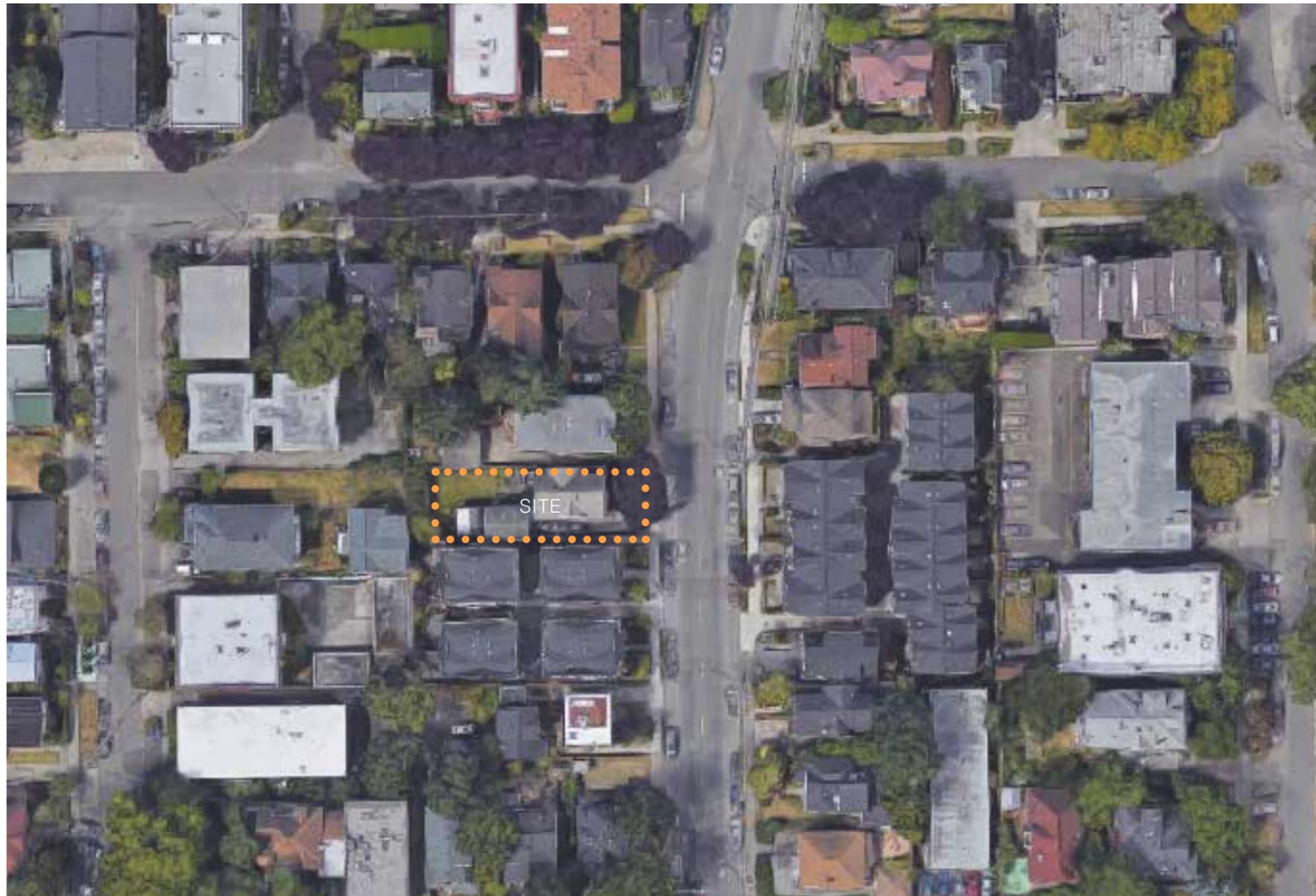
**ARCHITECT** b9 architects

**DEVELOPER** 233 LLC

**STRUCTURAL** Malsam Tsang

**GEOTECHNICAL** Pangeo Inc.

**LANDSCAPE** Root of Design



E Thomas St

11th Ave E

12th Ave E

13th Ave E



**APPLICATION FOR EARLY DESIGN GUIDANCE**

PART I: Contact Information

- 1. Property Address: 223 12th Ave. E.
- 2. Project number: 3025863
- 3. Additional related project number(s): N/A
- 4. Owner/Lessee Name: 233 LLC
- 5. Contact Person Name: Bradley Khouri
  - Firm: b9 architects
  - Mailing Address: 610 2nd Avenue
  - City State Zip: Seattle, WA 98104
  - Phone: 206.297.1284
  - Email address: office@b9architects.com
- 6. Applicant's Name: Bradley Khouri
  - Relationship to Project: Architect
- 7. Design Professional's Name: Bradley Khouri
  - Email address: bgk@b9architects.com
  - Project Designer: Brian Johnson / David Aleman
  - Email address: brian@b9architects.com, david@b9architects.com
  - Address: 610 2nd Avenue
  - Phone: 206.297.1284

PART II: Site and Development Information

- 1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.
 

*The existing site is located mid-block on 12th Ave. E in Capitol Hill. The site's topography descends from east to west. The existing triplex structure will be demolished and removed.*
- 2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.
 

*The lot is zoned LR3 and located within the Capitol Hill Urban Center Village.*
- 3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.
 

*The immediate neighborhood is residential and consists of various housing typologies, predominantly apartment buildings, townhomes and single family homes. The majority of buildings are older, established and traditional, with some modern buildings adjacent and across the street from the proposal. The development of more contemporary projects is in process within the immediate neighborhood.*

*Adjacent zones include Neighborhood Commercial to the east and west (at 15th Ave. E. and Broadway E. respectively) and Single Family to the north. Additionally, Cal Anderson Park is two blocks south of the site.*
- 4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.
 

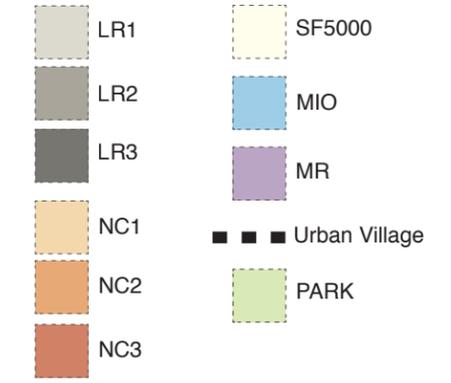
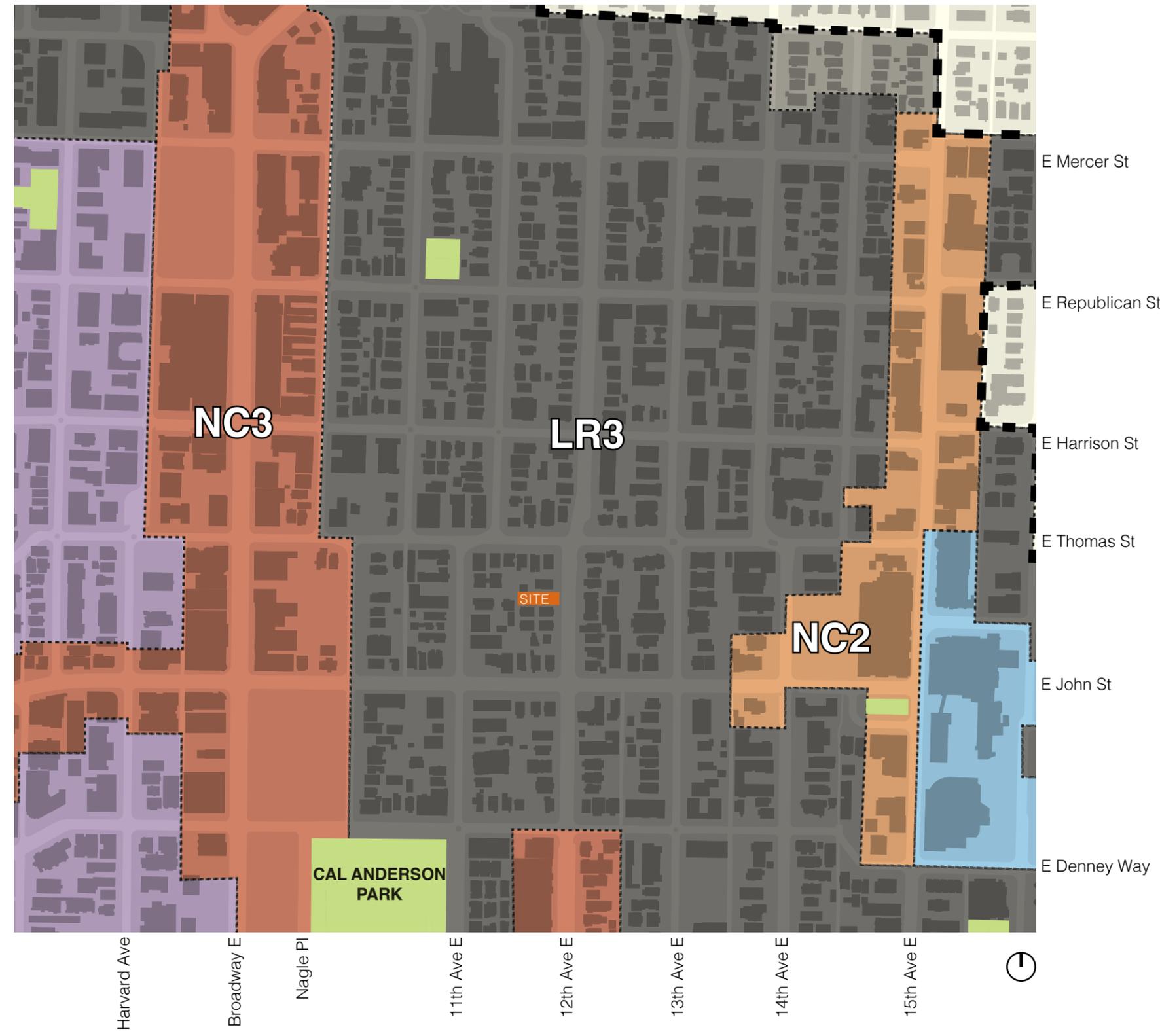
*The following proposal is for a residential apartment building consisting of approximately 22 units with a mixture of studios and one-bedrooms units; no parking is provided. Approximate structure*

*height is 44', per SMC 23.45.514A and F.*

*The three design alternatives represent a design exploration and evolution, resulting in a preferred scheme that is contextual in its volume and street engagement; deferential in relation to neighboring buildings; and innovative in its entry experience, courtyard space, building modulation, materiality, and negotiation of old and new within a rich architectural landscape.*

*A departure is requested.*

- 1. *Facade Length departure required on the north side property line.*



**ADDRESS**  
223 12th Ave E

**PARCEL #**  
600350-1565

**LEGAL DESCRIPTION**  
The south 40 feet of lot 9, block 53, John H. Nagle's 2nd addition to the city of Seattle, according to the plat thereof, recorded in volume 5 of plats. page 67 records of King county, Washington.

**LOT SIZE**  
5,120 SF

**ZONE**  
LR3

**URBAN VILLA OVERLAY**  
Capitol Hill Urban Center

**SEPA**  
Review Required

# ZONING SUMMARY

## 23.45.504 PERMITTED USES:

- Residential use permitted outright.

## 23.45.510 FLOOR AREA RATIO:

- $2.0 \times 5,120 = 10,240$  square feet allowable for projects that meet the standards of SMC 23.45.510.C
- Underground stories and portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from FAR limits.

## 23.45.512 DENSITY LIMITS:

- Density limits do not apply for apartment developments that meet the standards of SMC 23.45.510.C

## 23.45.514 STRUCTURE HEIGHT:

- For apartment developments located in zone LR3 and within Urban Centers, the height limit is 40 feet.
- Uses in LR3 zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade,

## 23.45.518 SETBACKS AND SEPARATIONS:

- Front Setback – 5 feet minimum
- Rear Setback – 15 minimum without alley
- Side Setback – 7 feet average and 5 feet minimum
- Separations - 10 feet minimum separation between principal structures

## 23.45.522 AMENITY AREA:

- The required amount of amenity area is equal to 25 percent of the lot area.
- A minimum of 50 percent of the required amenity area shall be provided at the ground area.
- For apartments, amenity area at ground level is to be provided as common space.

## 23.45.524 LANDSCAPING STANDARDS:

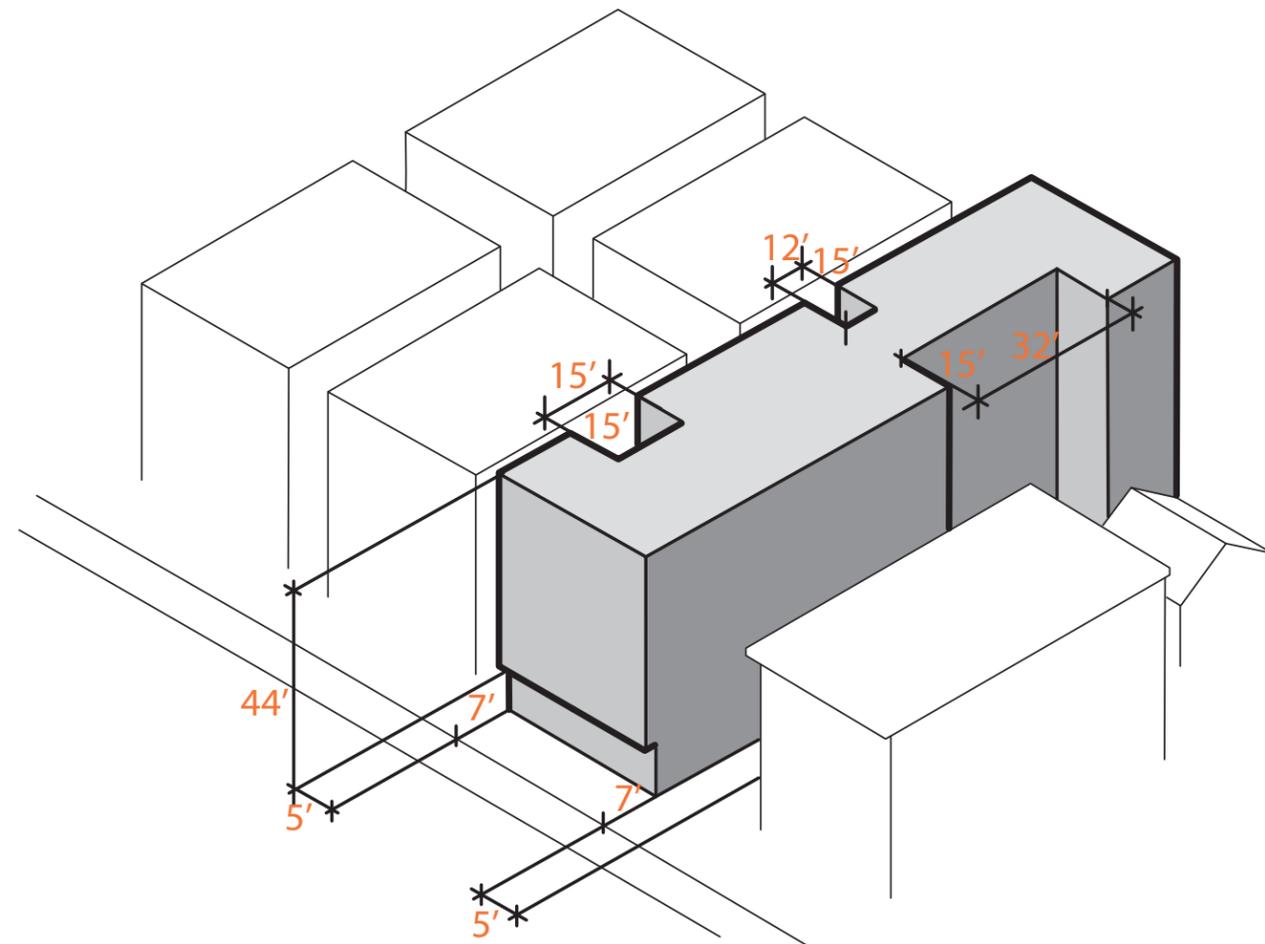
- Landscaping shall achieve a green factor score of 0.6 or greater.

## 23.45.527 STRUCTURE WIDTH AND FAÇADE LENGTH:

- For apartment developments located in zone LR3 and within Urban Centers, the maximum structure width is 150 feet.
- The maximum combined façade length within 15 feet of a lot line that is neither a rear lot line, a street, or an alley shall not exceed 65 percent of the length of that lot line.

## 23.54.040 SOLID WASTE:

- For developments containing 16-25 dwelling units, the minimum area for solid waste storage is 225 square feet.
- The minimum horizontal dimension of required storage space is 12 feet.



Potential Zoning Envelope

# ARCHITECTURAL CONTEXT



① Sola 24 Apartments  
109 12th Ave. E.  
Built: 2014, 11 Units



② Ilaria Apodments  
1305 E. Mercer St  
Built: 2014, 60 units



⑦ 209 12th Ave E. Single Family  
Built: 2007, 8 Units



⑧ 219 12th Ave E. Townhouse  
Built: 2008, 8 Units



The architectural context in the neighborhood around this site is well-established. The immediate neighborhood is dense with multifamily residential buildings of varying architectural character.

Single family homes range from iconic gabled homes (see #9), to traditional craftsman, to uniquely eccentric. A majority of such single family homes have defined the neighborhood since the early 20th century.

Apartment buildings also define the neighborhood, although embody a wider range of age and character.

Buildings at this larger scale vary. More recent apartment and townhome buildings that mimic classical details (gables, trim, lap siding, symmetry) are also a part of this landscape (11).

Lastly, there is significant contemporary development in the neighborhood, both recently finished and in process (2, 3, 4). These buildings are often a composition of rectilinear volumes, sided with wood, colorful panel, or brick. All of the above creates a context that is deeply layered, and continuing to evolve.



③ The Townhouse Apartments  
Built: 1963, 9 Units



④ Mercer Rowhouses  
Built: 2016, 5 Units



⑤ 414 12th Ave E, Townhouse  
Built: 2016, 10 Units



⑥ 12th and Roy Apartments  
Built: 1926, 21 Units



⑨ Single Family Residence  
Built: 1902



⑩ 1806 12th Ave E, Apartments  
Built: 2014,



⑪ 224 12th Ave E, Townhouses  
Built: 2009,

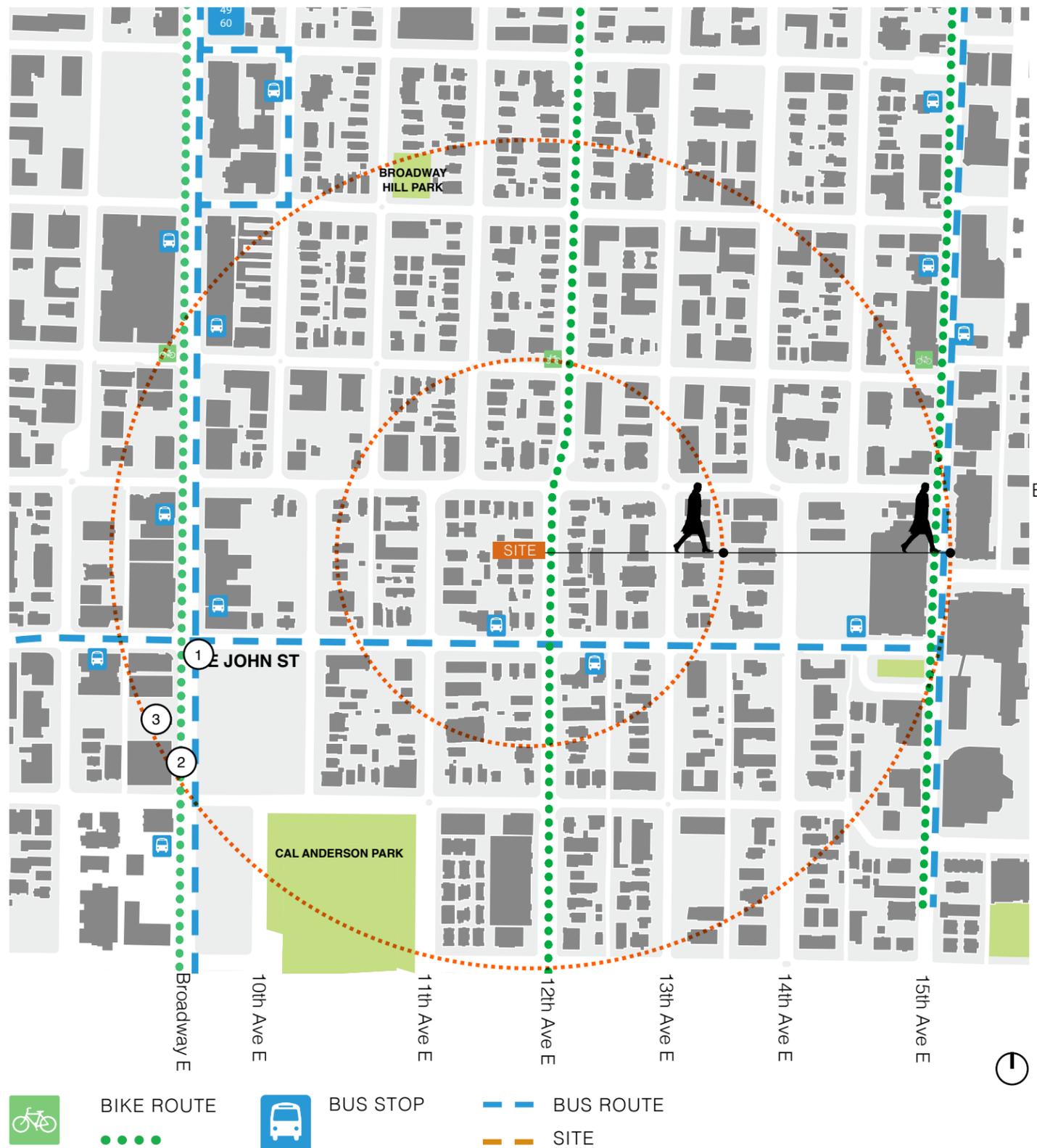


⑫ 1729 12th Ave E, Roosevelt Apartments  
Built: 1925,

# NEIGHBORHOOD CONTEXT



# TRANSIT & ACCESS



This site is well served by several bus lines, including the #10, 9, 49 and 60, facilitating travel to many Seattle neighborhoods, including Downtown, Capitol Hill, University District, Rainier Beach, Beacon Hill, Laurelhurst, and Northgate. The Capitol Hill Light Rail Station and First Hill Streetcar are also within walking distance.

Bicycle routes connect the site to South Lake Union, Downtown, and the University District. The Burke Gilman Trail is also approximately two miles north of the site.

**2** Minutes  
 Thomas Street Garden  
 Pepe's Garden  
 Access to Broadway  
 and 15th Avenue E

**5** Minutes  
 Safeway  
 Group Health  
 Bakery Nouveau  
 Victrola Coffee  
 The Wandering Goose  
 QFC  
 Ada's Technical Books  
 Capitol Hill Link Station  
 Dick's Drive-in  
 Broadway Locksmith  
 Cal Anderson Park



1 Capitol Hill Light Rail Station  
 PHOTO: CPH/SEATTLE



2 Bike lane  
 PHOTO: ALTA PLANNING.COM



3 Streetcar  
 PHOTO: CAPITOLHILLSEATTLE.COM

# ADJACENT USES



① Summer events at Cal Anderson Park  
 PHOTO: CAPITOLHILLSEATTLE.COM/ALEX GARLAND PHOTOGRAPHY



④ Commercial storefronts along 15th Ave E





② Seattle Central College on Broadway



③ Rachel's Ginger Beer on 12th Ave E



⑤ Momiji on 12th Ave E

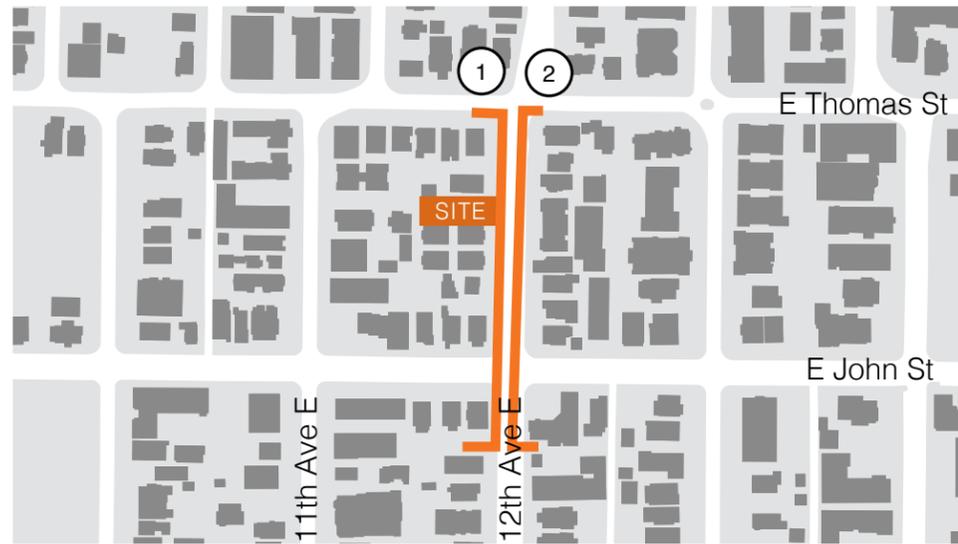


⑥ 12 AVE ARTS commercial storefront on 12th ave E variety of established



⑦ Chavez Restaurant on 12th Ave E

# STREET PANORAMAS



① West Side of 12th Ave E



② East Side of 12th Ave E



# STREET PANORAMAS



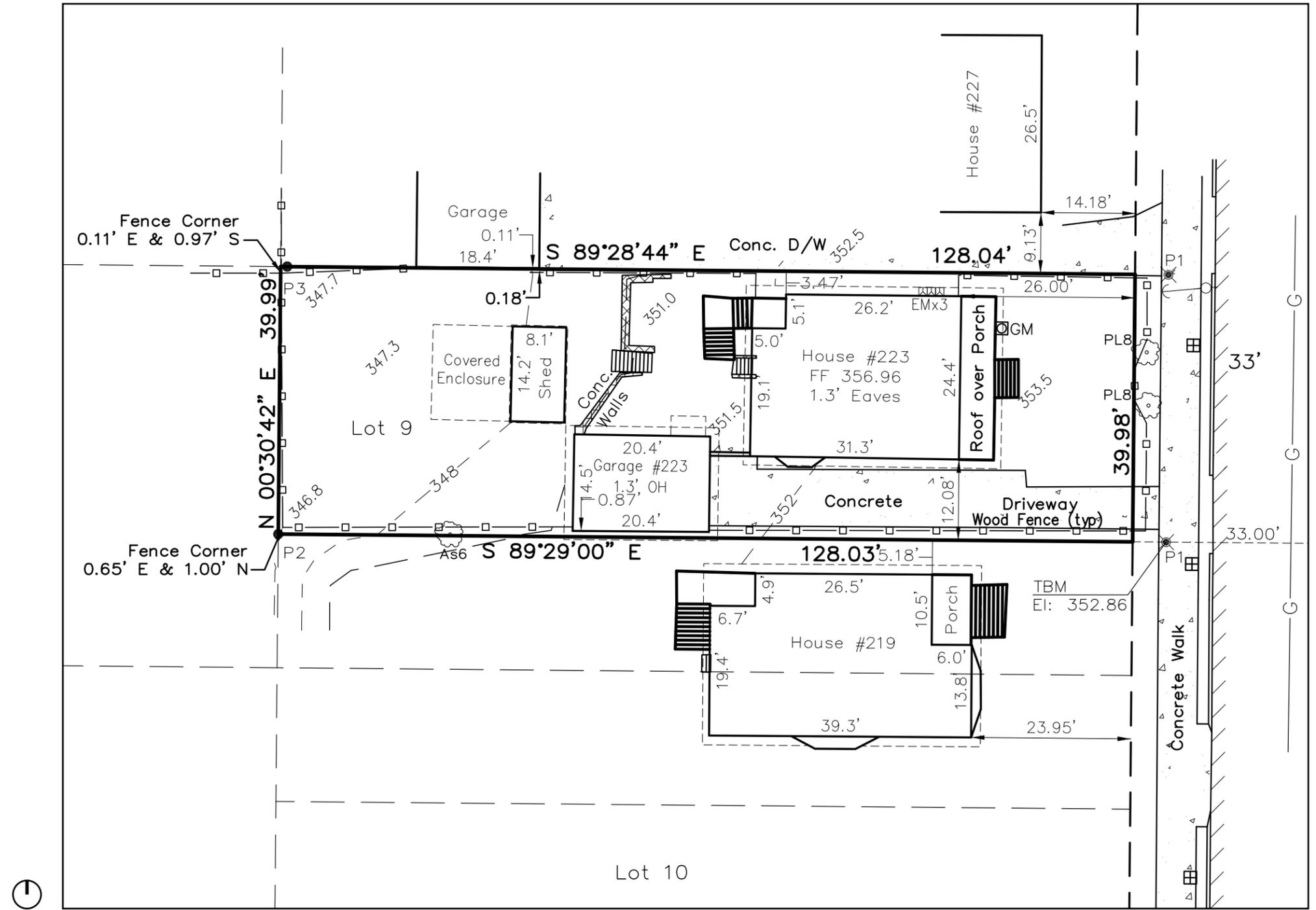
③ North Side of E John St



④ South Side of E John St



# SITE SURVEY



# SITE CONDITIONS & CONSTRAINTS



## Constraints

- 12th Avenue E is a Minor Arterial that connects the site to Capitol Hill and the Central District
- Located mid-block between E John Street and E Thomas Street
- Located on the West side of street
- Infill site dimensions are 40 feet by 128 feet
- No alley
- All access is from 12th Avenue E
- Context is two to four story primarily residential structures

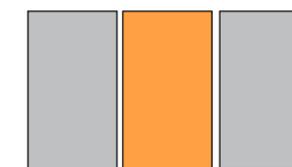
Immediate neighborhood

# MID-BLOCK CONDITIONS

In developing the proposed design alternatives, the surrounding neighborhood was carefully studied, specifically how existing buildings engage with the street and their respective entry conditions. Mid-block apartment structures were observed to have two distinct entry conditions. This analysis provided inspiration for both how to achieve effective engagement with the street as well as ways in which to relate to the existing context.

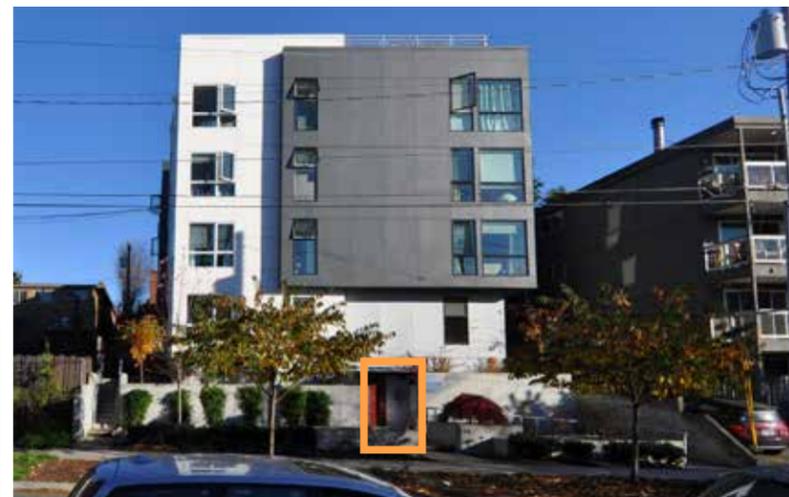
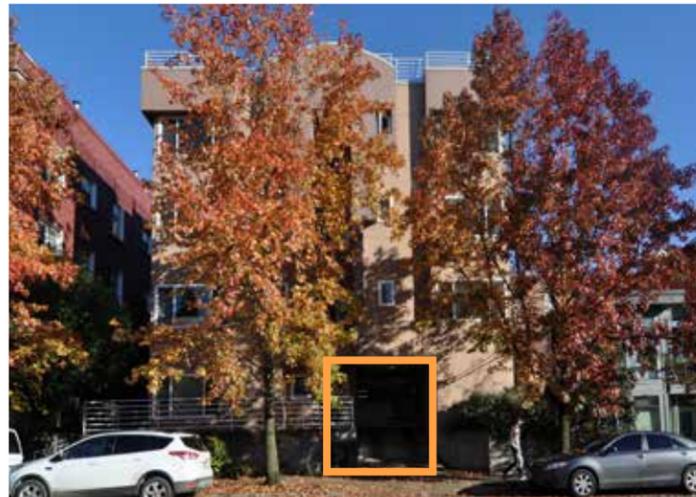


Building Study Key Map

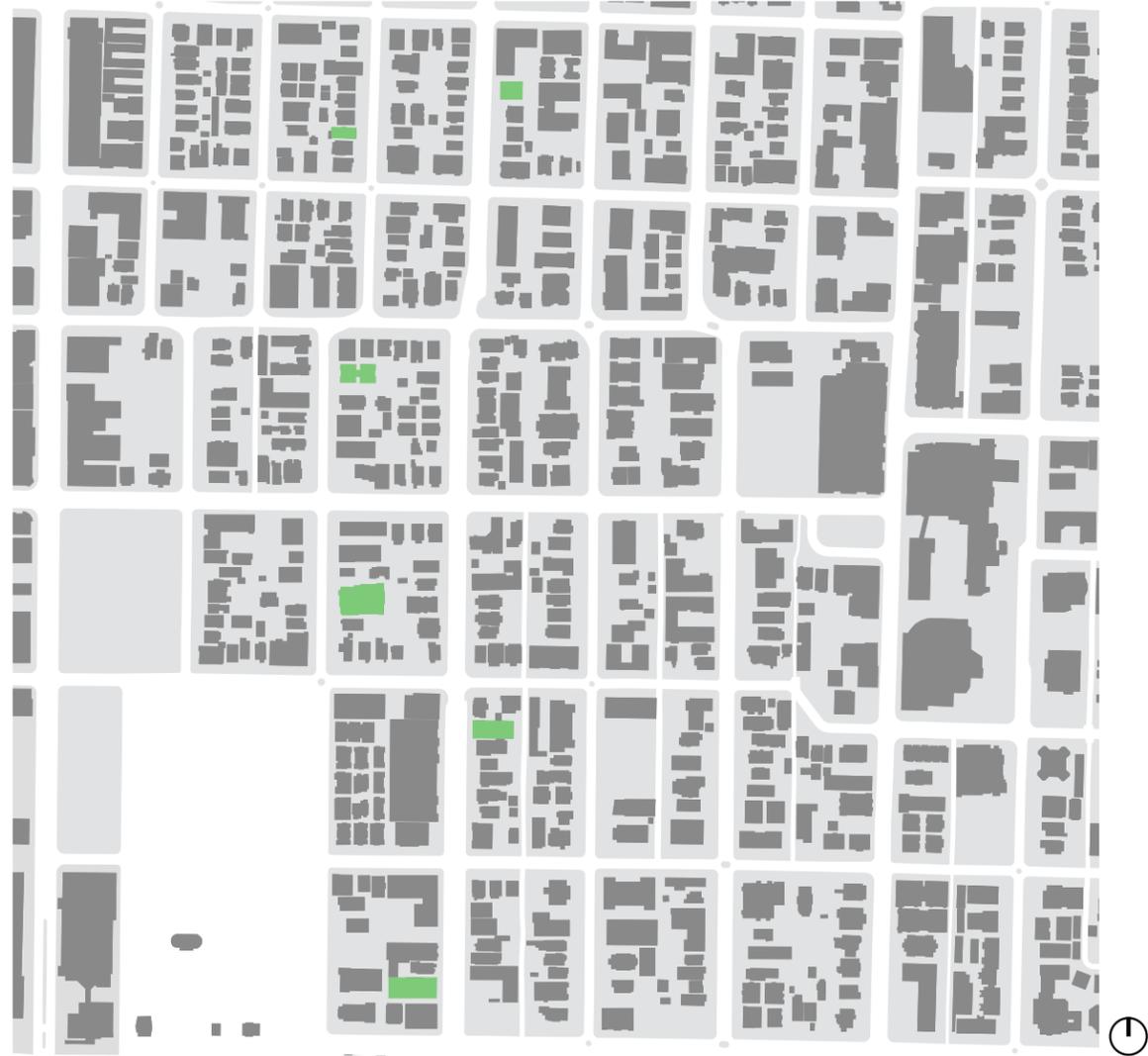


### MID-BLOCK BUILDING WITH CENTRAL ENTRY CONDITION

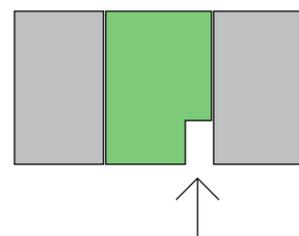
There is a predominance mid-block apartment buildings in the neighborhood, similar in overall mass and height, with a central entry condition. Organize on a central axis with the facade, it provides a direct engagement to the street and helps establish a specific scale and character.



# MID-BLOCK CONDITIONS



Building Study Key Map



## MID-BLOCK BUILDING WITH RECESSED SIDE ENTRY

Alternatively, other mid-block apartment buildings in the immediate neighborhood provide a recessed entry off center at the one side of the building facade. The recessed entry maximizes the use of the front of the building and spaces above. The character of these buildings vary, from traditional to contemporary.





① View of site looking Northwest on 12th Ave. E.



② View of site looking Northwest on 12th Ave. E.



③ View of site looking East to 12th Ave. E.



④ View of site looking West.



⑤ View of site looking East to 12th Ave. E.

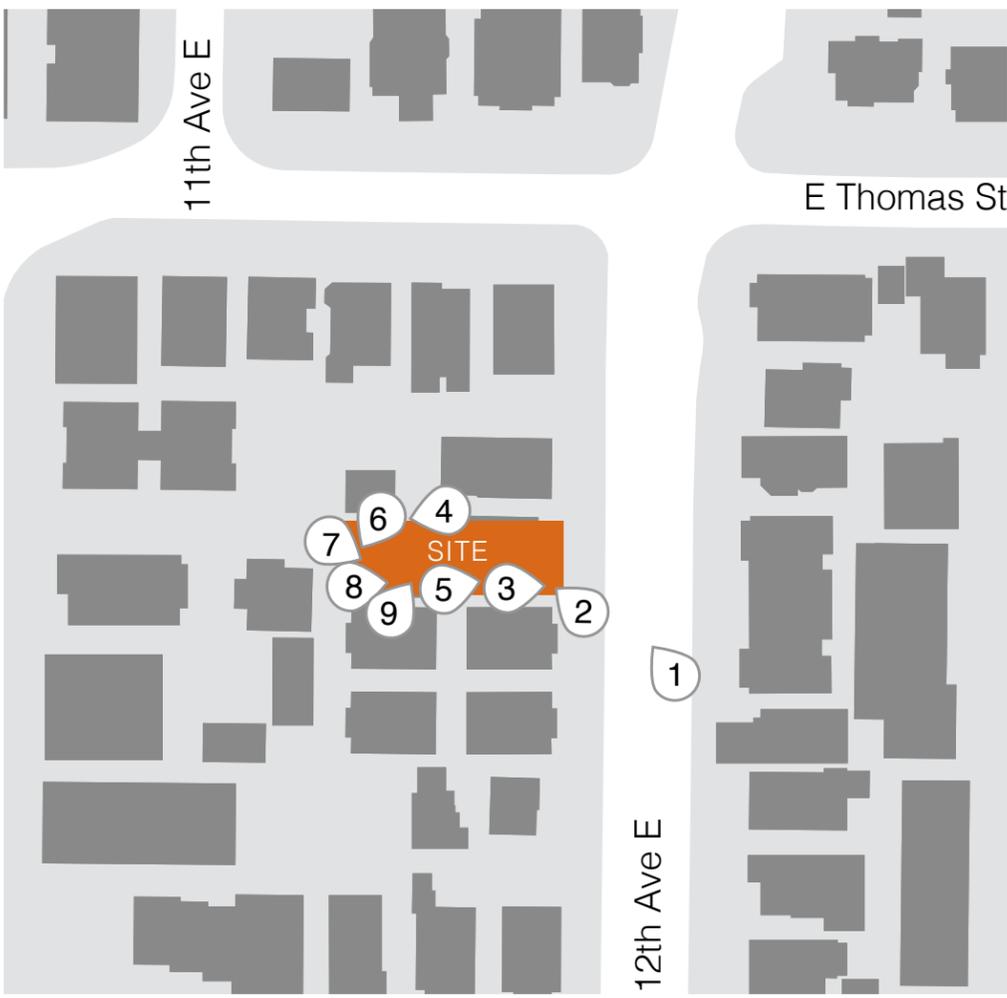
# EXISTING CONDITIONS

The site, approximately 40 feet wide by 128 feet deep, currently contains multi-story multi-family structure with a detached garage. All existing structures will be demolished and removed.

The site is bounded on three sides by multi-family structures. The site's topography descends from east to west, approximately 6 feet. Without an alley, all physical access is from the street to the east.

The proposed design solutions respond to the site's topography and adjacent structures. A series of design iterations explore methods of varying the massing to maximize modulation and access to light and air, important on this narrow site.

The site is located on the west side of 12th Avenue E, a half block south of E John Street. The site has fantastic access to neighborhood parks and is located approximately 2 blocks north of Cal Anderson Park 6 blocks south of Volunteer Park.



①



⑥ View of site looking Southwest.



⑦ View of site looking South.



⑧ View of site looking East.



⑨ View of site looking Northeast.

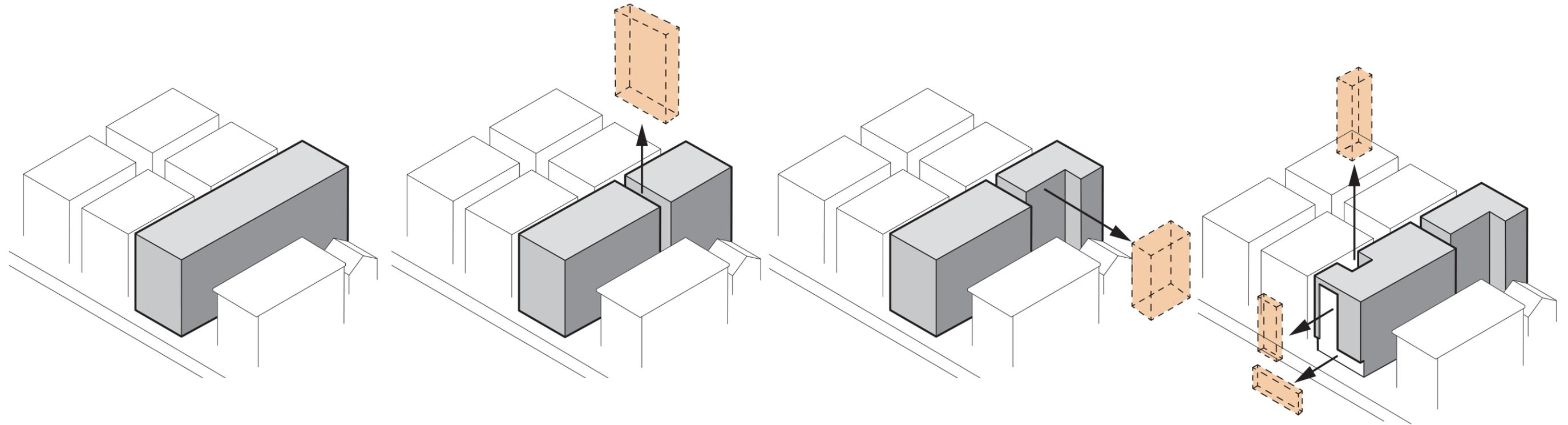
# DESIGN EVOLUTION



The four diagrams below illustrate the initial response to the site and the generation of a conceptual design strategy. The diagram directly below shows an extrusion of the site's build-able footprint in relation to grade, which slopes down from the street at the east to the rear of the site to the west.



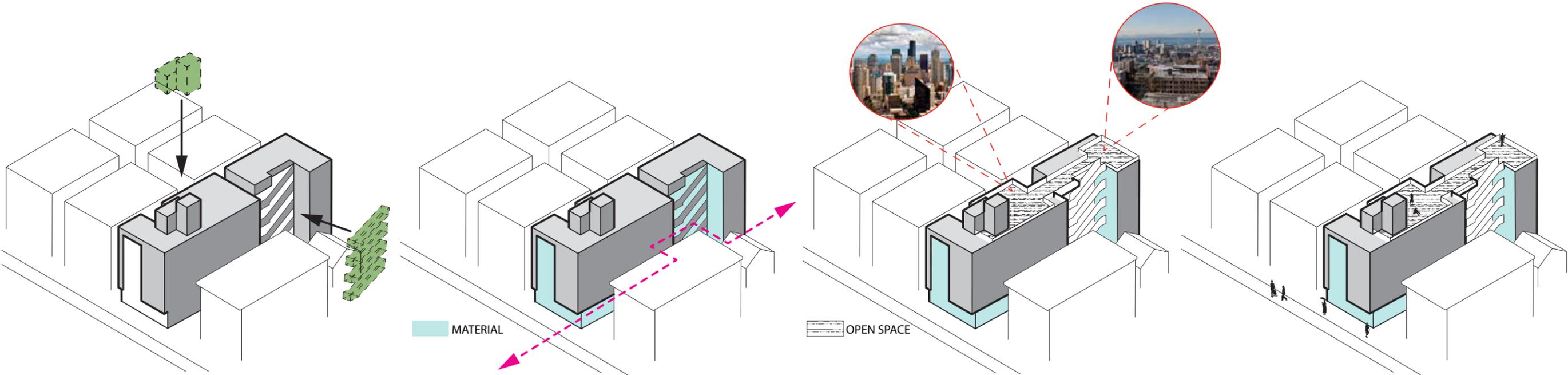
The primary site response split the building volume into two, pushing the volume at the back down and following the existing topography. The second move opens the volumes and maximizes light and air to all units and breaks down the overall mass of the building. The third move carve the front volume to the south for facade relief and varied building form, resulting in architectural character.



# DESIGN EVOLUTION



The next step in design evolution inserted circulation (shown in green). This involved locating a stair and elevator core in between two articulated building volumes. This reduces the depth of building mass and creates voids for light and air to the north and south of the central corridor. After adding the cores for circulation one material is introduced to signify the circulation throughout the structure. Additionally, a roof deck is provided and all the apartment units are facing south giving opportunities for better views.



## DESIGN PROPOSAL

Alternative 1 is a code compliant scheme with (22) apartment units.

This alternative proposes an internal double-loaded corridor for access to all units from 12th Avenue E.

The units stack on all floors with stairs at either end of the double loaded corridor.

This proposal responds to the immediate context with a central entry at the street.

A rooftop deck is proposed at the center and east side of the structure.

### Advantages:

- Code compliant, no departures.
- Common Amenity Area at rear of site.
- Common Amenity Area at one side.
- Contextual building volume and central, clear entry.

### Issues:

- Larger, more uniform massing.
- Small courtyard space.
- Central entry reduces amount of residential space at the street facade.
- No lobby space.



Aerial View from Southeast.

Alternative 1

Alternative 2 proposes (22) apartment units.

This alternative proposes a single-loaded corridor for access to all units from 12th Avenue E.

A recessed entry is proposed along the north side of the site which develops from the site analysis documented above.

The massing of the structure is separated into two volumes creating more opportunities for light and air while minimizing the shadow to the north property.

It provides a varied approach to the structure's circulation, with a mix of interior and exterior walkways. The single-loaded corridor creates a more balanced street facade and results in vertical circulation internal to the site.

Advantages:

- Common Amenity Area at rear of site.
- Common Amenity Area at central courtyard with improved proportion.
- Varied building form, resulting in architectural character.
- More balanced street facade.

Issues:

- Larger, uniform massing to south.
- Less modulated south facade.

Alternative 3 contains (22) apartment units.

All apartments are oriented to the south for better access to natural light.

All units have access to daylight on at least two sides.

This results in a more varied massing strategy that is better scaled with its adjacent properties.

The entry provides direct access to an internal community room at street level, visible from the sidewalk.

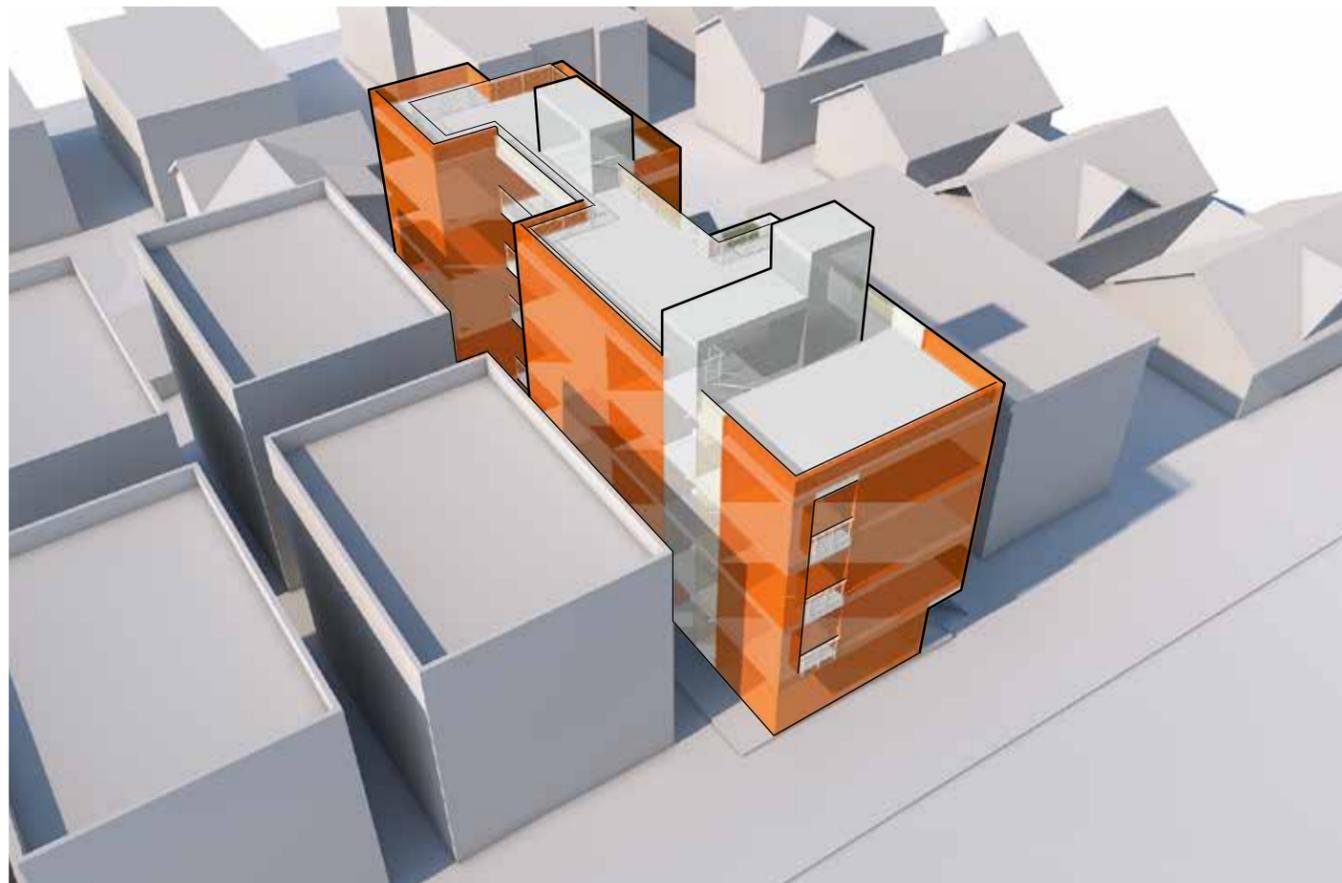
The second required stair is proposed to be exterior, activating the center of the site and providing less shadow impact on the adjacent parcel to the north and better access to views from the roof.

Advantages:

- Common Amenity Area at rear of site.
- Common Amenity Area at widened, central courtyard.
- Maximized side setback at north and south facade.
- Increased front setback at street level for a total of 7 feet.
- Egress stair at south facade, separates from the structure entry.
- Open corridors to the center of the structure.
- Opportunities for exterior common areas at each floor.
- Reduced massing, particularly from exterior stair improves relationship to adjacent sites.

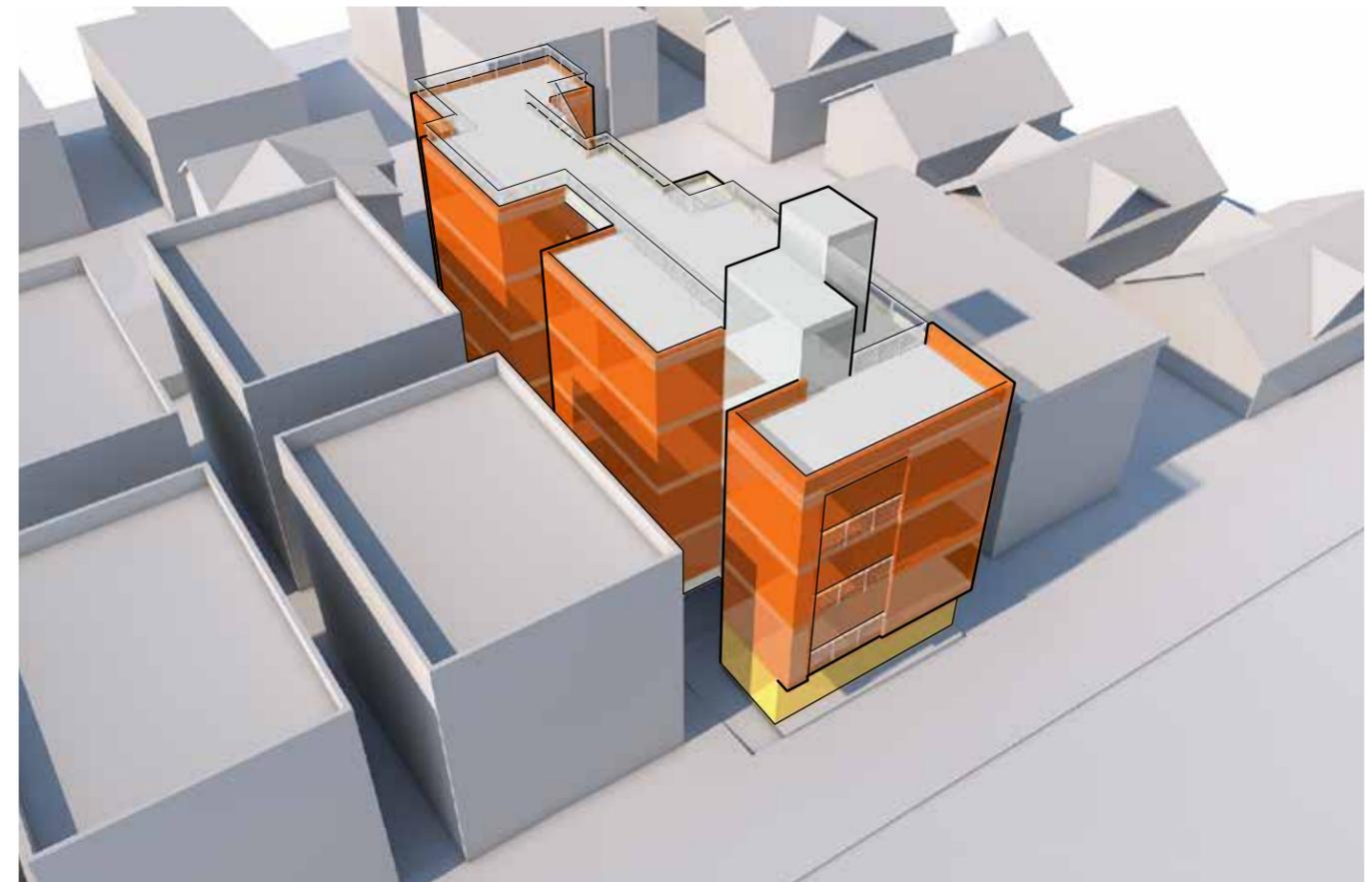
Issues:

- Departure required for facade length north facade for exterior stair.



Aerial View from Southeast.

Alternative 2



Aerial View from Southeast.

Alternative 3

# ALTERNATIVE 1

Alternative 1 is a code compliant scheme with (22) apartment units.

This alternative proposes an internal double-loaded corridor for access to all units from 12th Avenue E.

The units stack on all floors with stairs at either end of the double loaded corridor.

This proposal responds to the immediate context with a central entry at the street.

A rooftop deck is proposed at the center and east side of the structure.

### Advantages:

- Code compliant, no departures.
- Common Amenity Area at rear of site.
- Common Amenity Area at one side.
- Contextual building volume and central, clear entry.

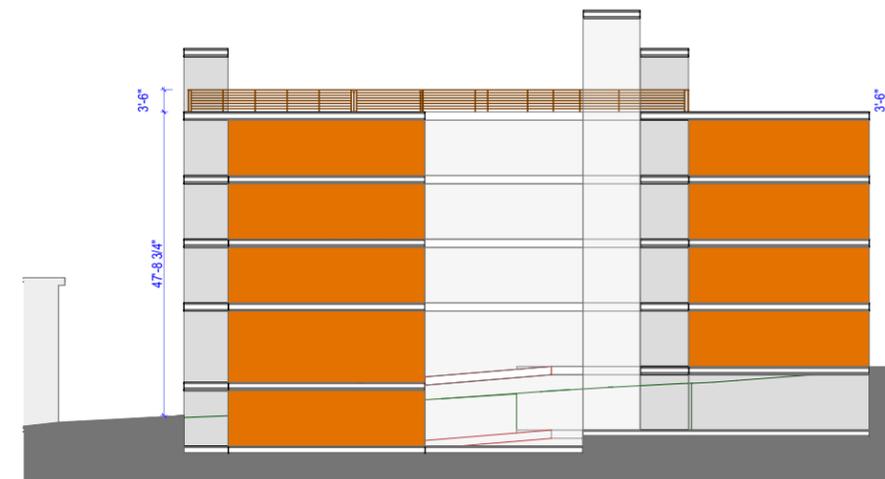
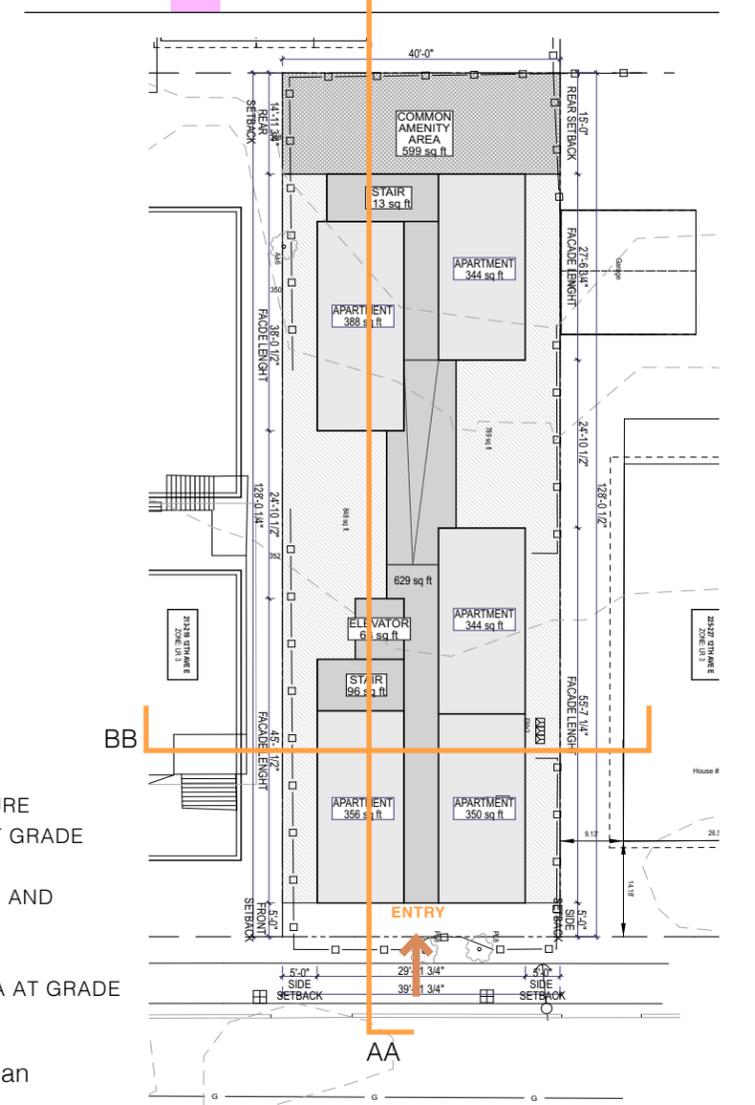
### Issues:

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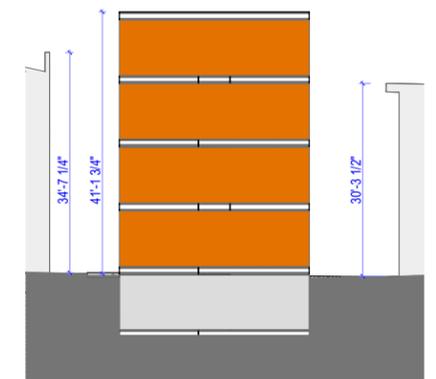


1 Aerial View from Southeast.

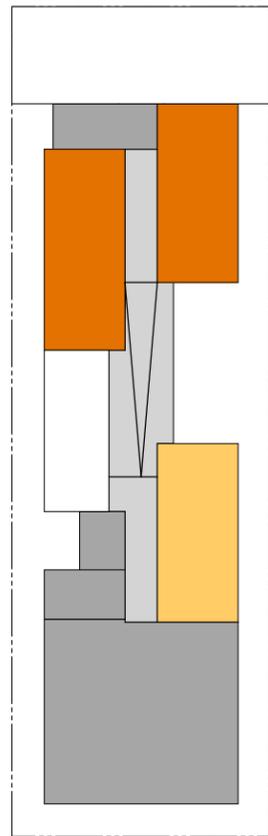
## MASSING ALTERNATIVES



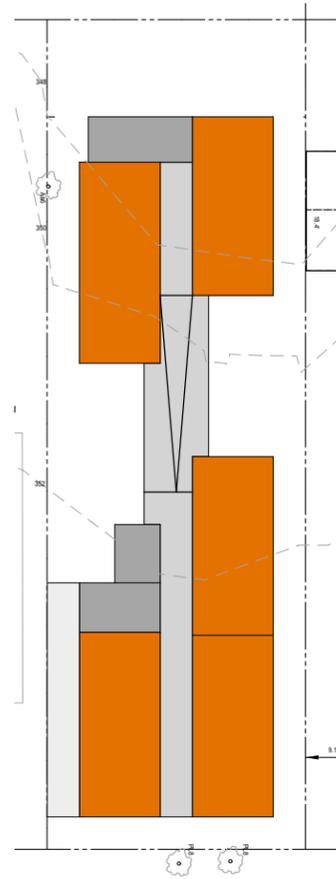
AA. Section through Alternative 3 looking North



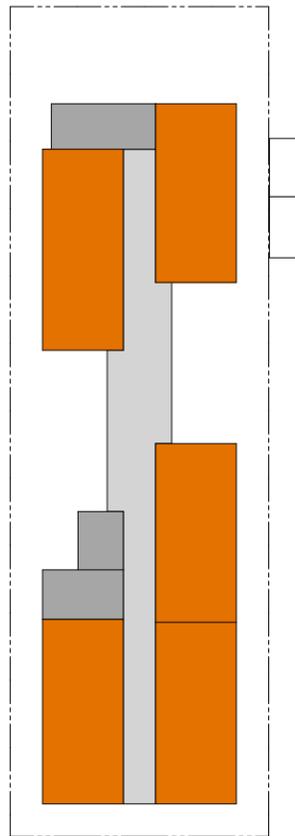
BB. Section through Alternative 3 looking West



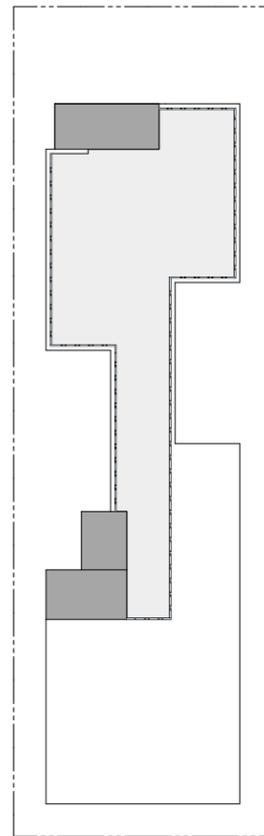
Basement Floor



First Floor

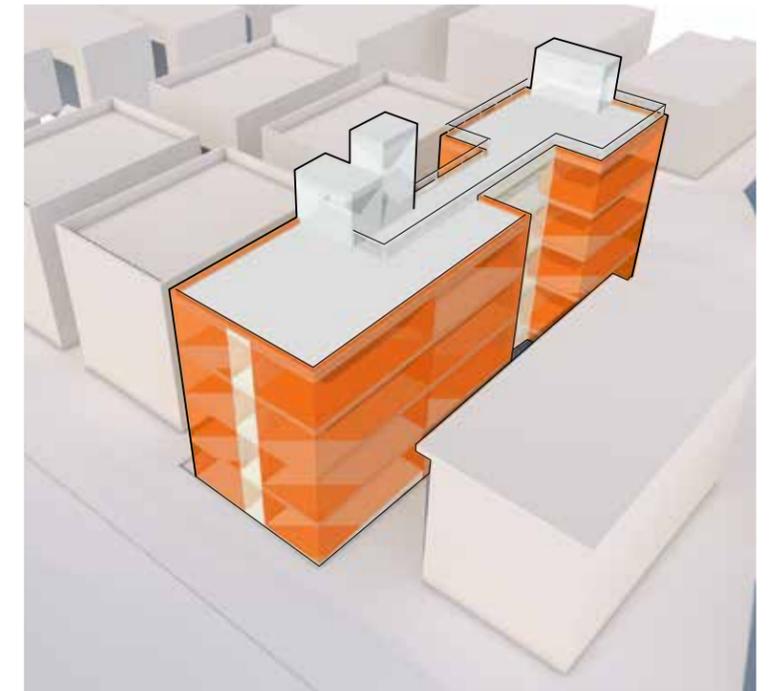


Second through Fourth Floors

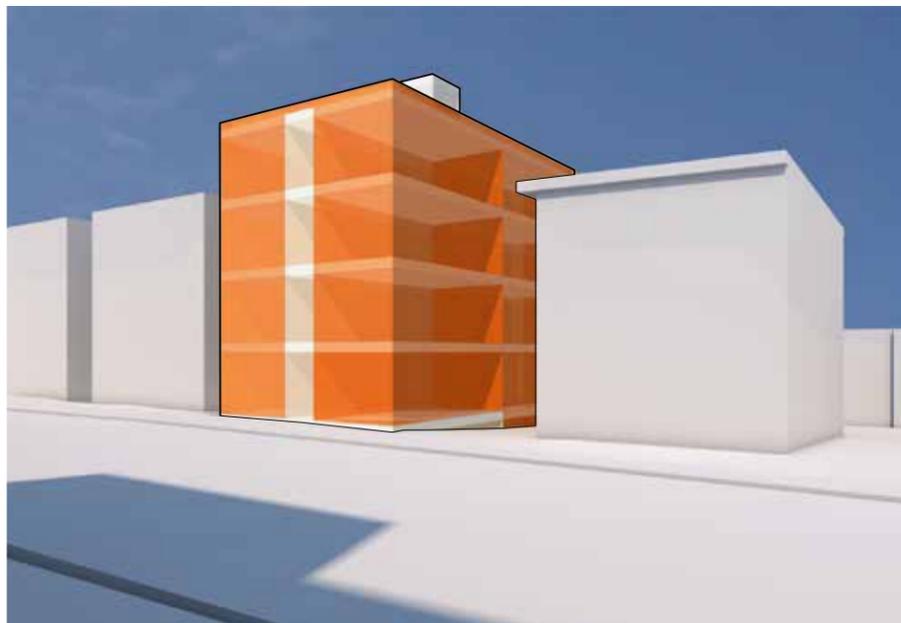


Roof

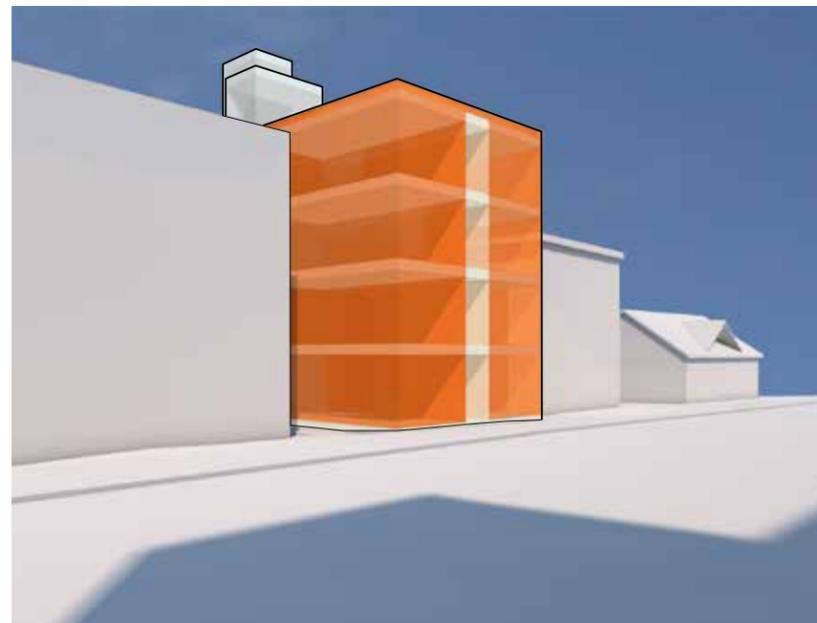
- Apartment
- Interior Circulation
- Exterior Circulation
- Stair/Storage
- Common Amenity



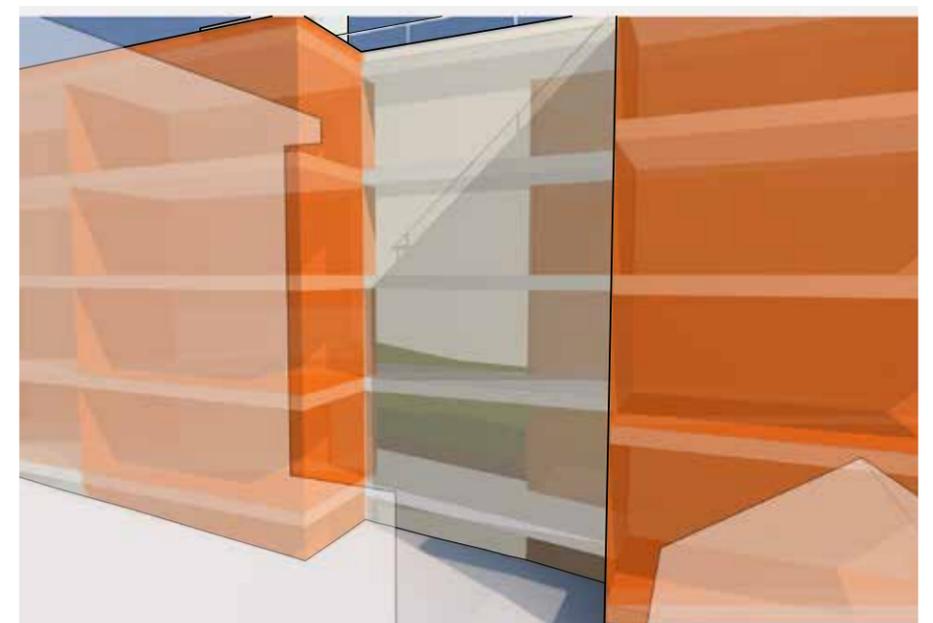
② Aerial View from Northeast.



③ View from Northeast.



④ View from Southeast.



⑤ View from Northwest.

# ALTERNATIVE 2

Alternative 2 proposes (22) apartment units.

This alternative proposes a single-loaded corridor for access to all units from 12th Avenue E.

A recessed entry is proposed along the north side of the site which develops from the site analysis documented above.

The massing of the structure is separated into two volumes creating more opportunities for light and air while minimizing the shadow to the north property.

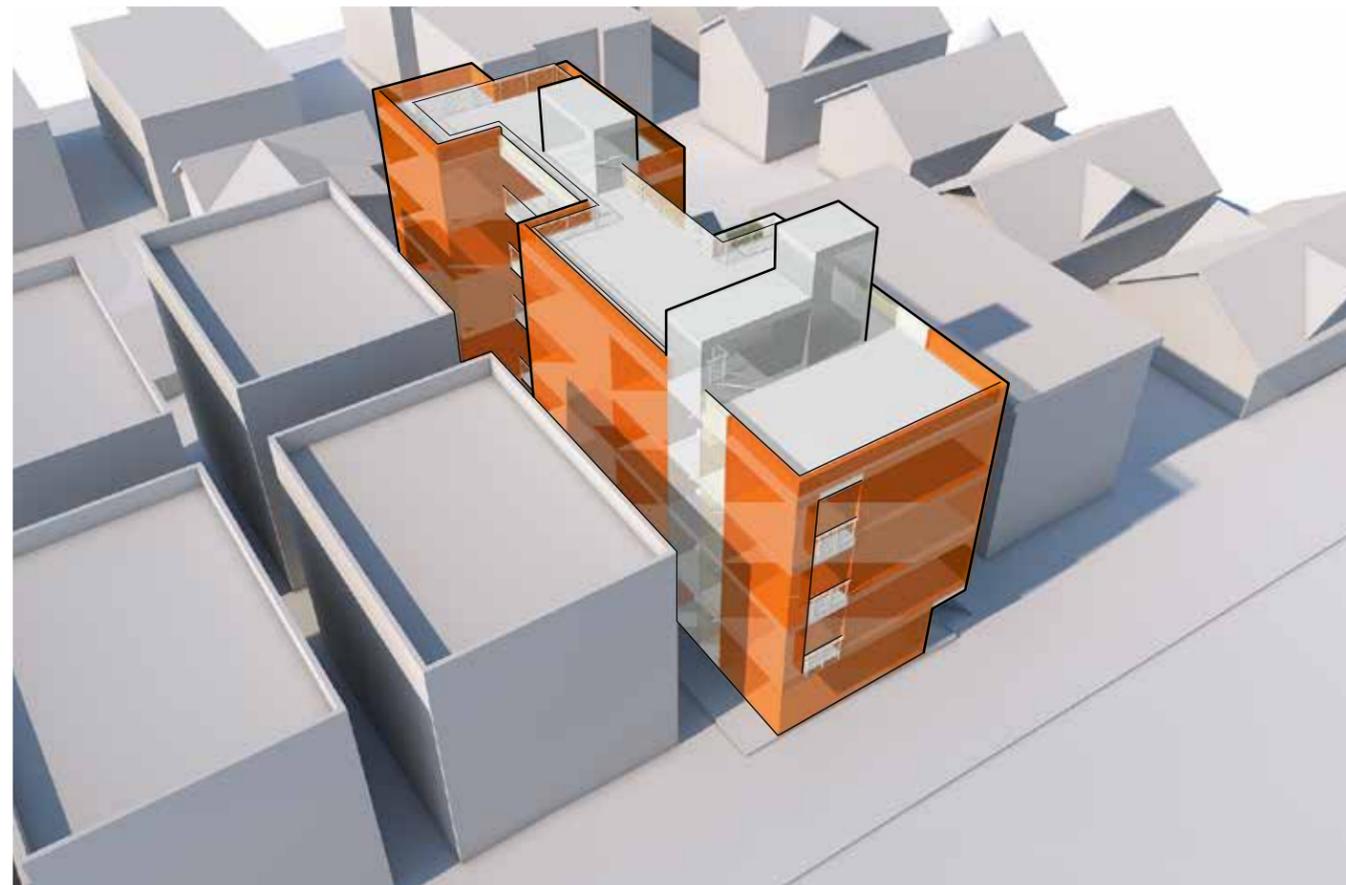
It provides a varied approach to the structure's circulation, with a mix of interior and exterior walkways. The single-loaded corridor creates a more balanced street facade and results in vertical circulation internal to the site.

### Advantages:

- Common Amenity Area at rear of site.
- Common Amenity Area at central courtyard with improved proportion.
- Varied building form, resulting in architectural character.
- More balanced street facade.

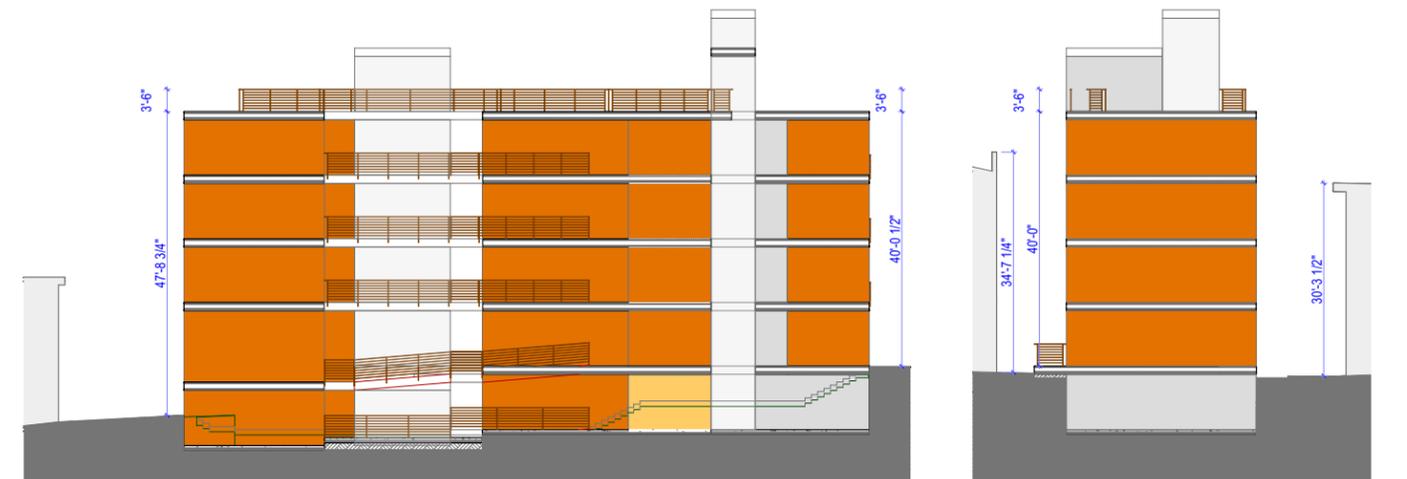
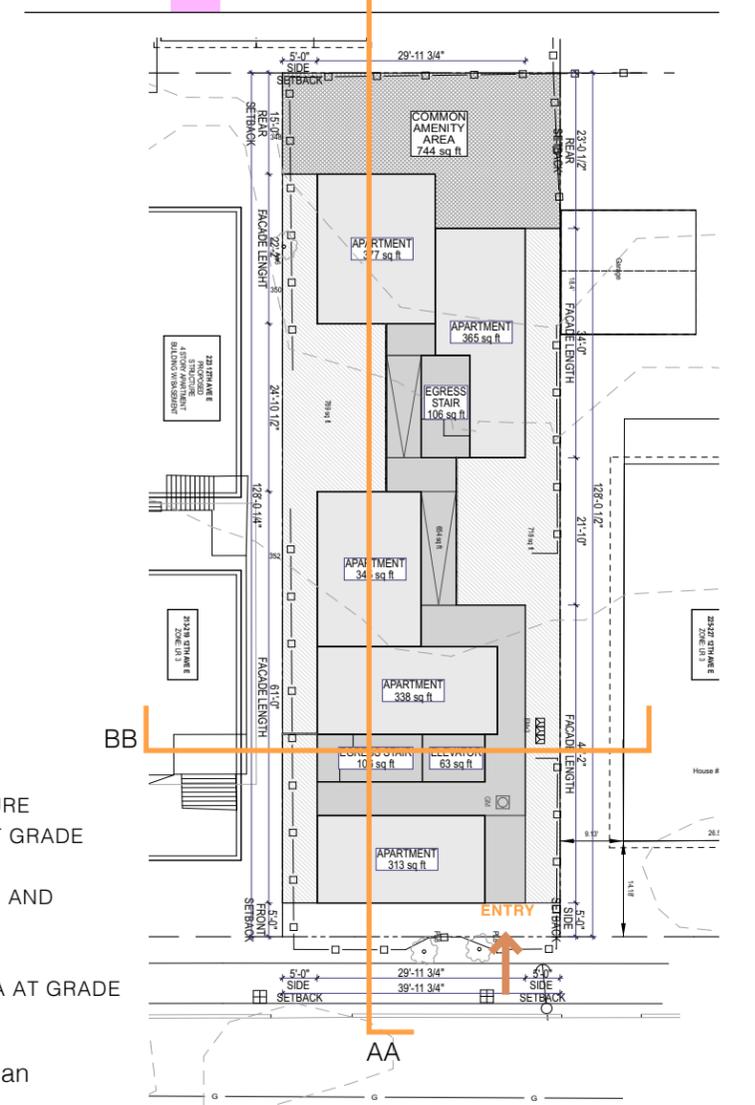
### Issues:

- Larger, uniform massing to south.
- Less modulated south facade.



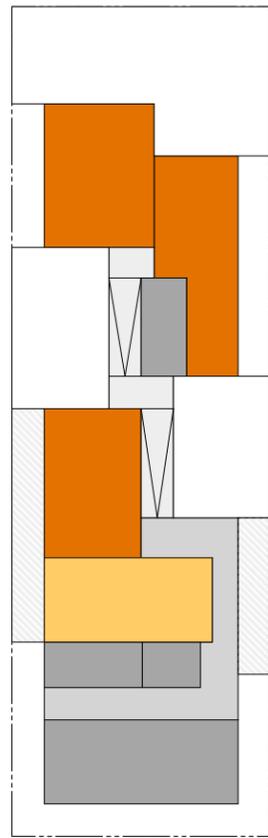
1 Aerial View from Southeast.

## MASSING ALTERNATIVES

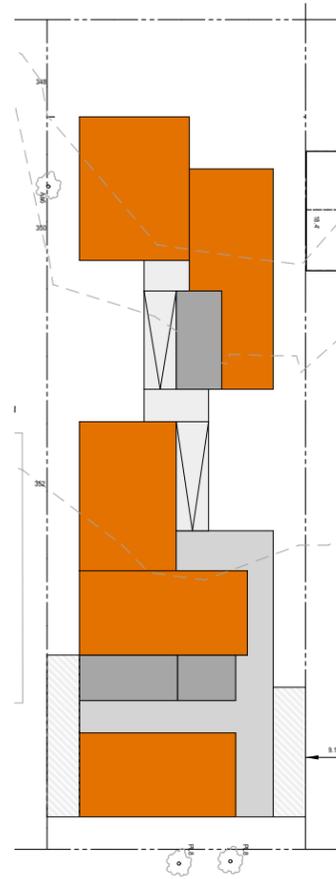


AA. Section through Alternative 3 looking North

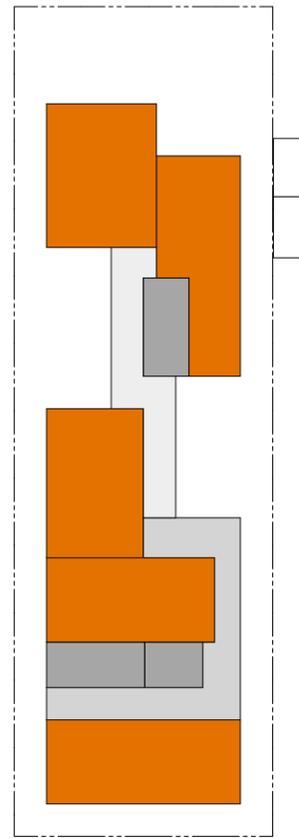
BB. Section through Alternative 3 looking West



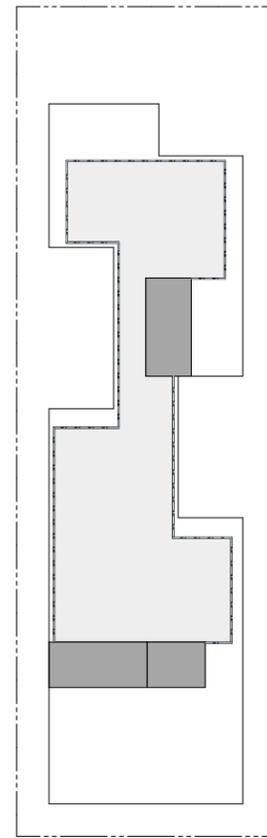
Basement Floor



First Floor

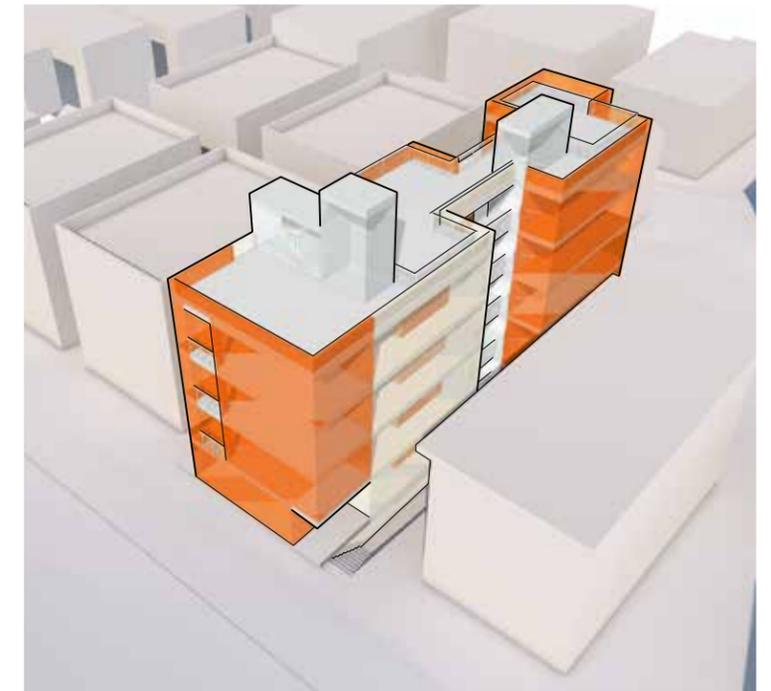


Second through Fourth Floors

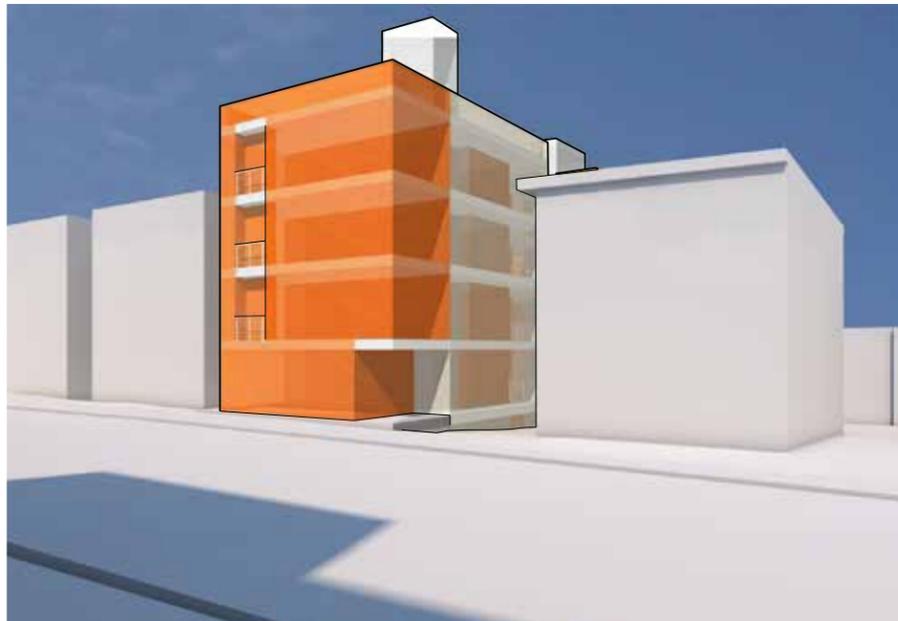


Roof

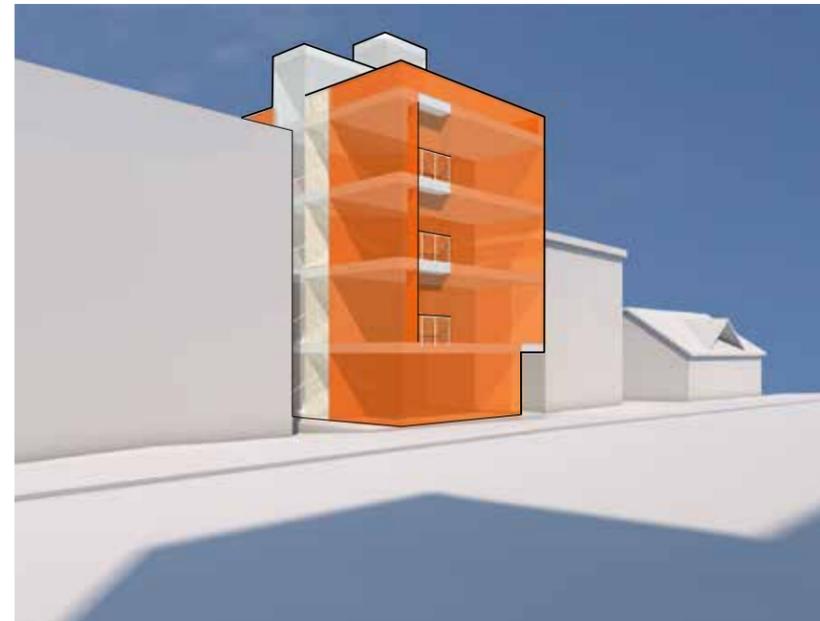
- Apartment
- Interior Circulation
- Exterior Circulation
- Stair/Storage
- Common Amenity



② Aerial View from Northeast.



③ View from Northeast.



④ View from Southeast.



⑤ View from Northwest.

# ALTERNATIVE 3

Alternative 3 contains (22) apartment units.

All apartments are oriented to the south for better access to natural light.

All units have access to daylight on at least two sides.

This results in a more varied massing strategy that is better scaled with its adjacent properties.

The entry provides direct access to an internal community room at street level, visible from the sidewalk.

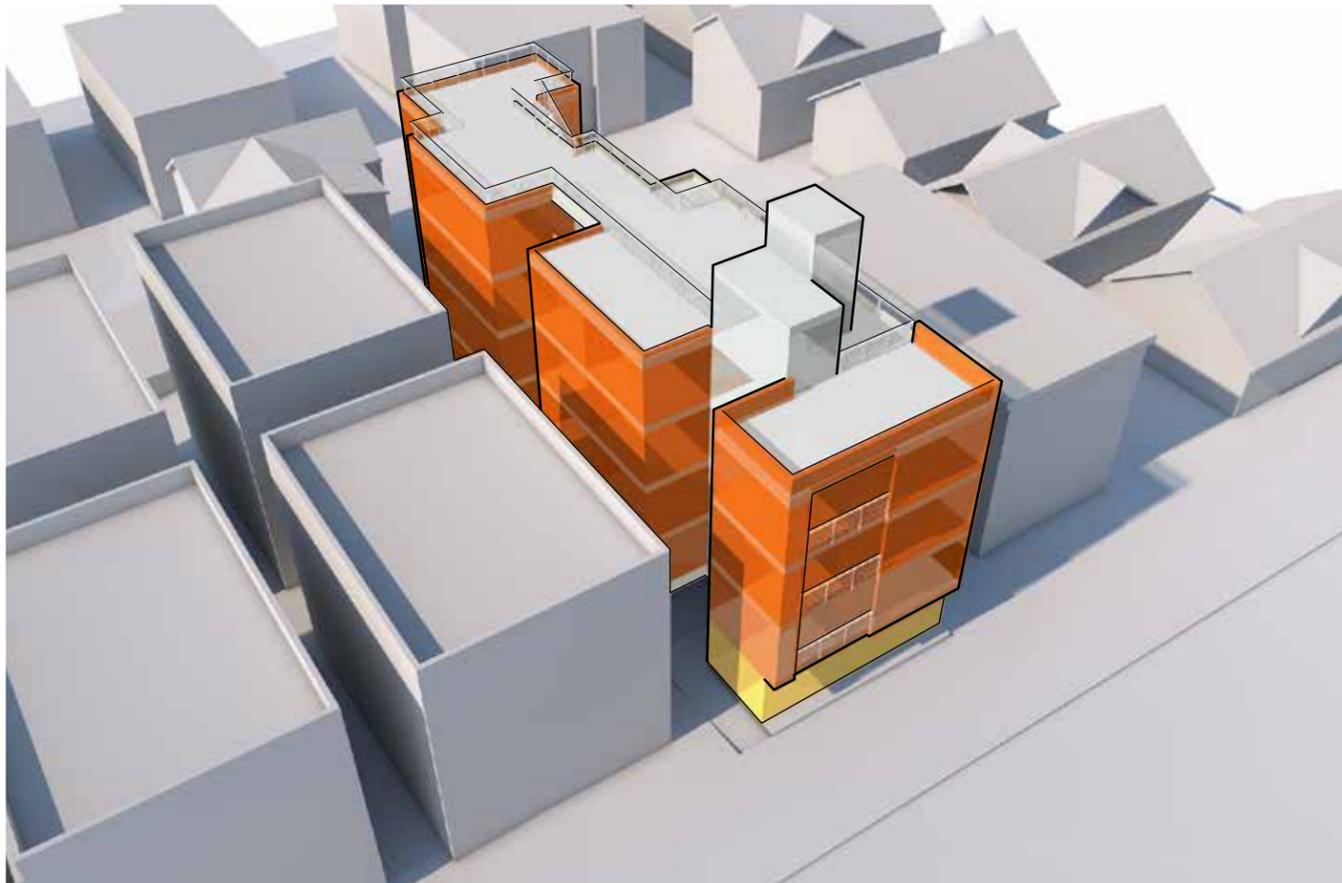
The second required stair is proposed to be exterior, activating the center of the site and providing less shadow impact on the adjacent parcel to the north and better access to views from the roof.

Advantages:

- Common Amenity Area at rear of site.
- Common Amenity Area at widened, central courtyard.
- Maximized side setback at north and south facade.
- Increased front setback at street level for a total of 7 feet.
- Egress stair at south facade, separates from the structure entry.
- Open corridors to the center of the structure.
- Opportunities for exterior common areas at each floor.
- Reduced massing, particularly from exterior stair improves relationship to adjacent sites.

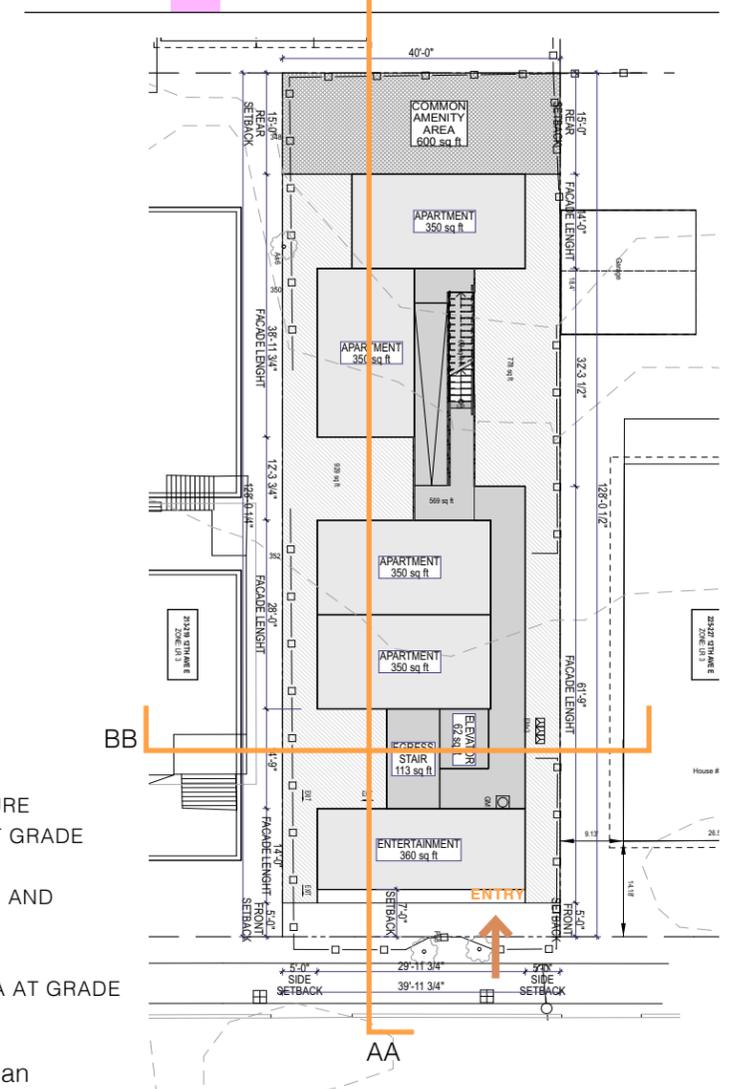
Issues:

- Departure required for facade length north facade for exterior stair.

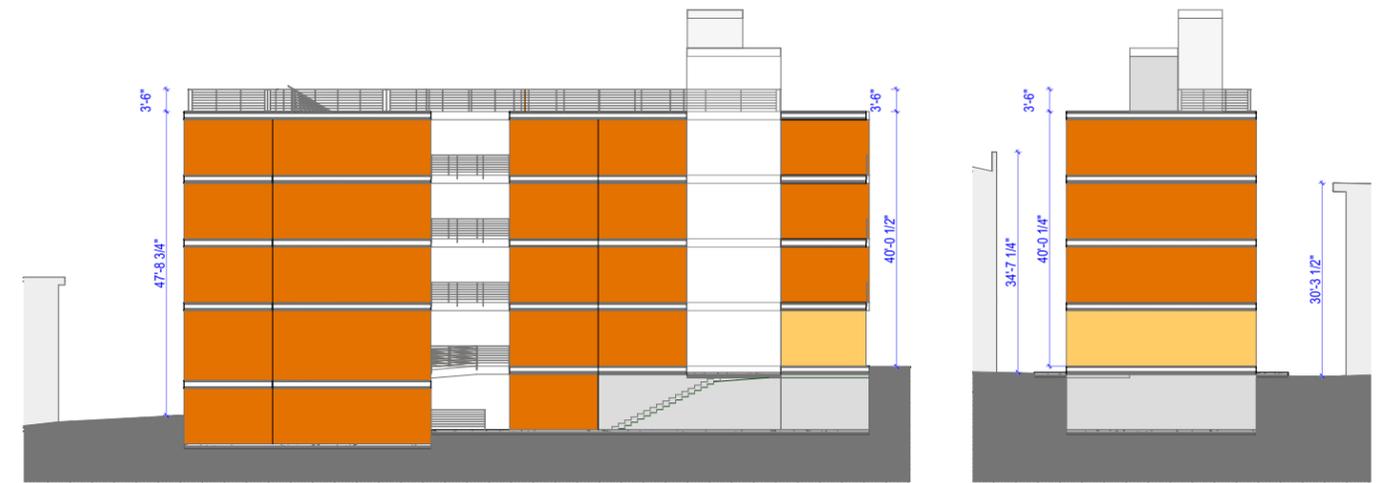


1 Aerial View from Southeast.

## MASSING ALTERNATIVES

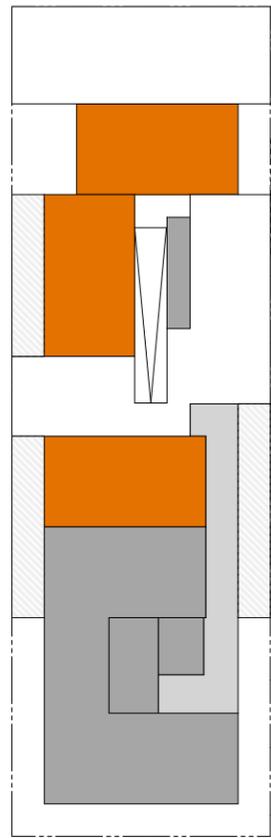


- NEW STRUCTURE FOOTPRINT AT GRADE
- EGRESS STAIR AND ELEVATOR
- AMENITY AREA AT GRADE
- First Floor Plan

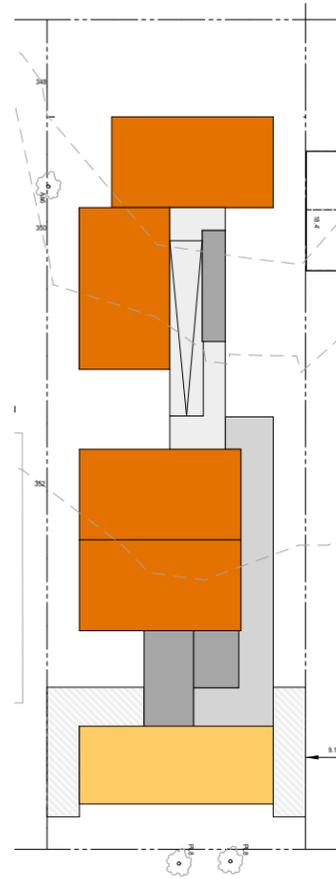


AA. Section through Alternative 3 looking North

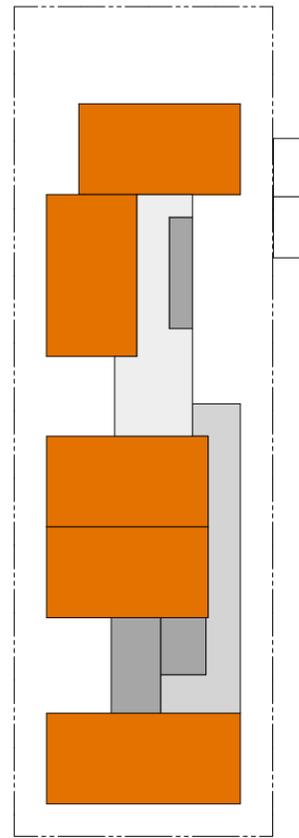
BB. Section through Alternative 3 looking West



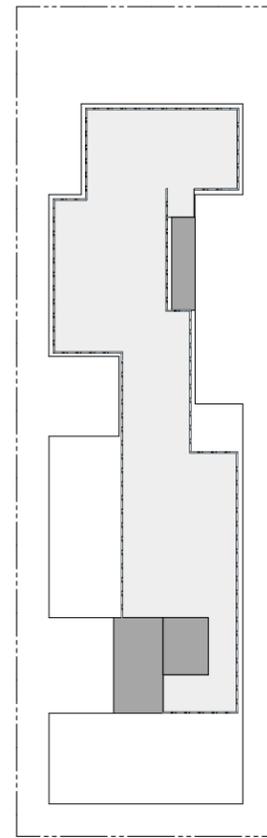
Basement Floor



First Floor

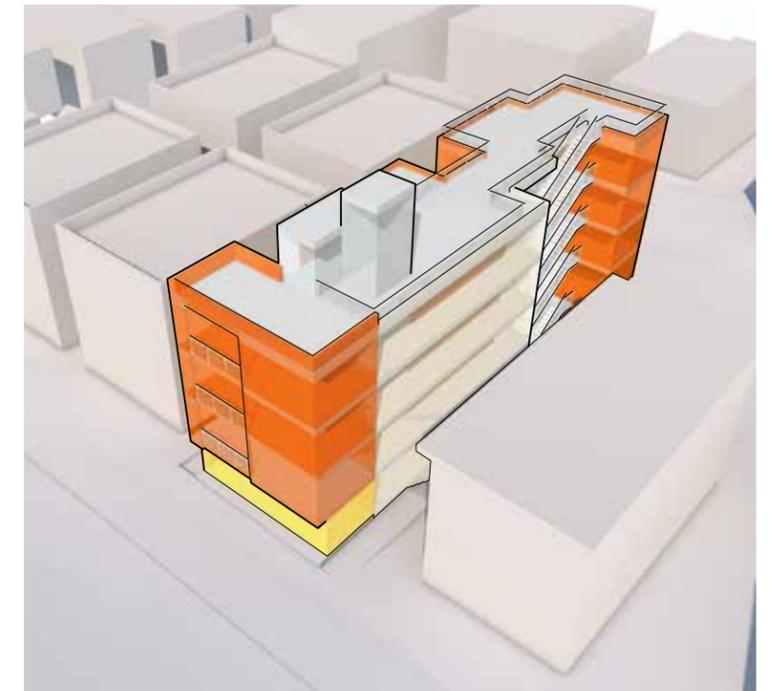


Second through Fourth Floors



Roof

- Apartment
- Interior Circulation
- Exterior Circulation
- Stair/Storage
- Common Amenity



② Aerial View from Northeast.



③ View from Northeast.



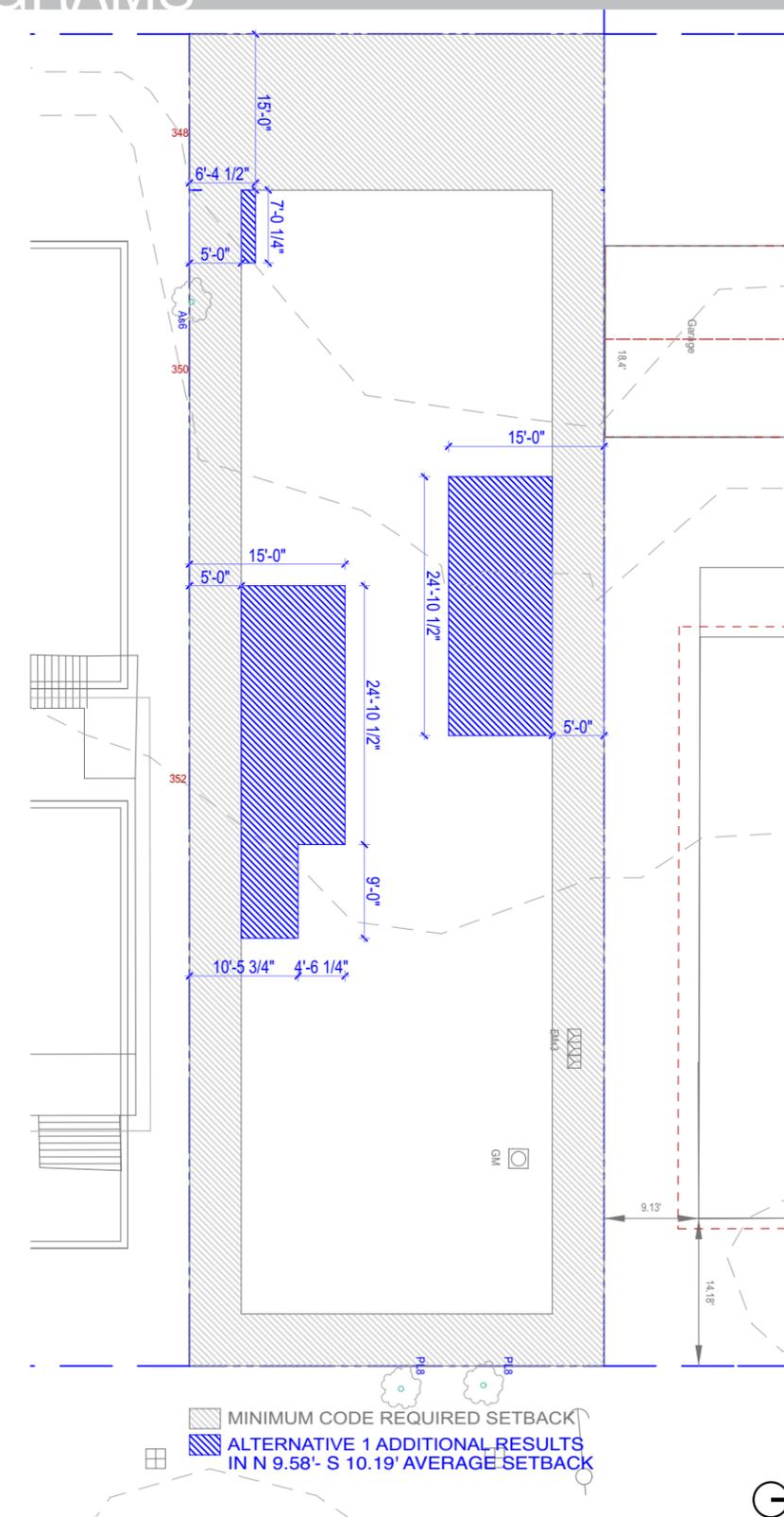
④ View from Southeast.

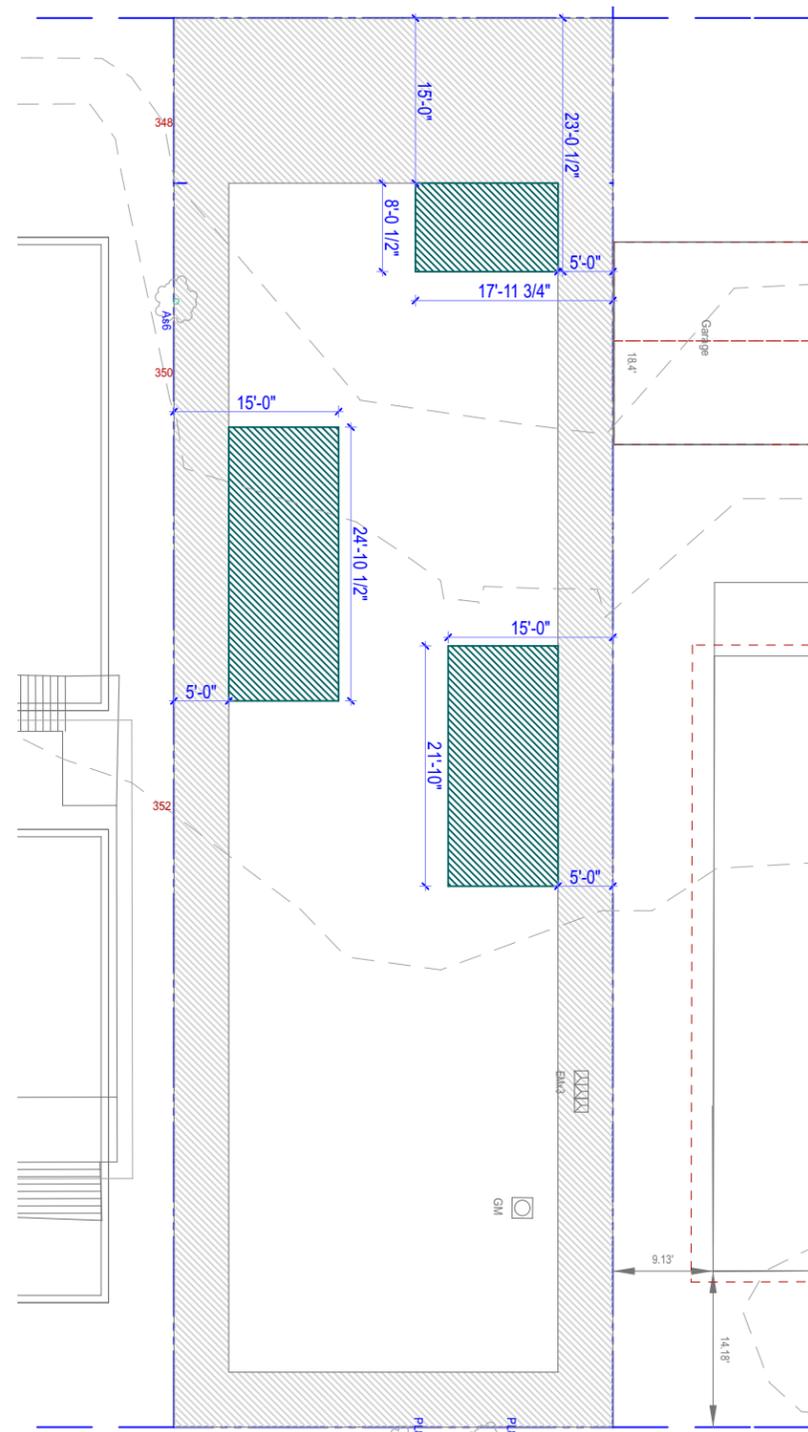


⑤ View from Northwest.

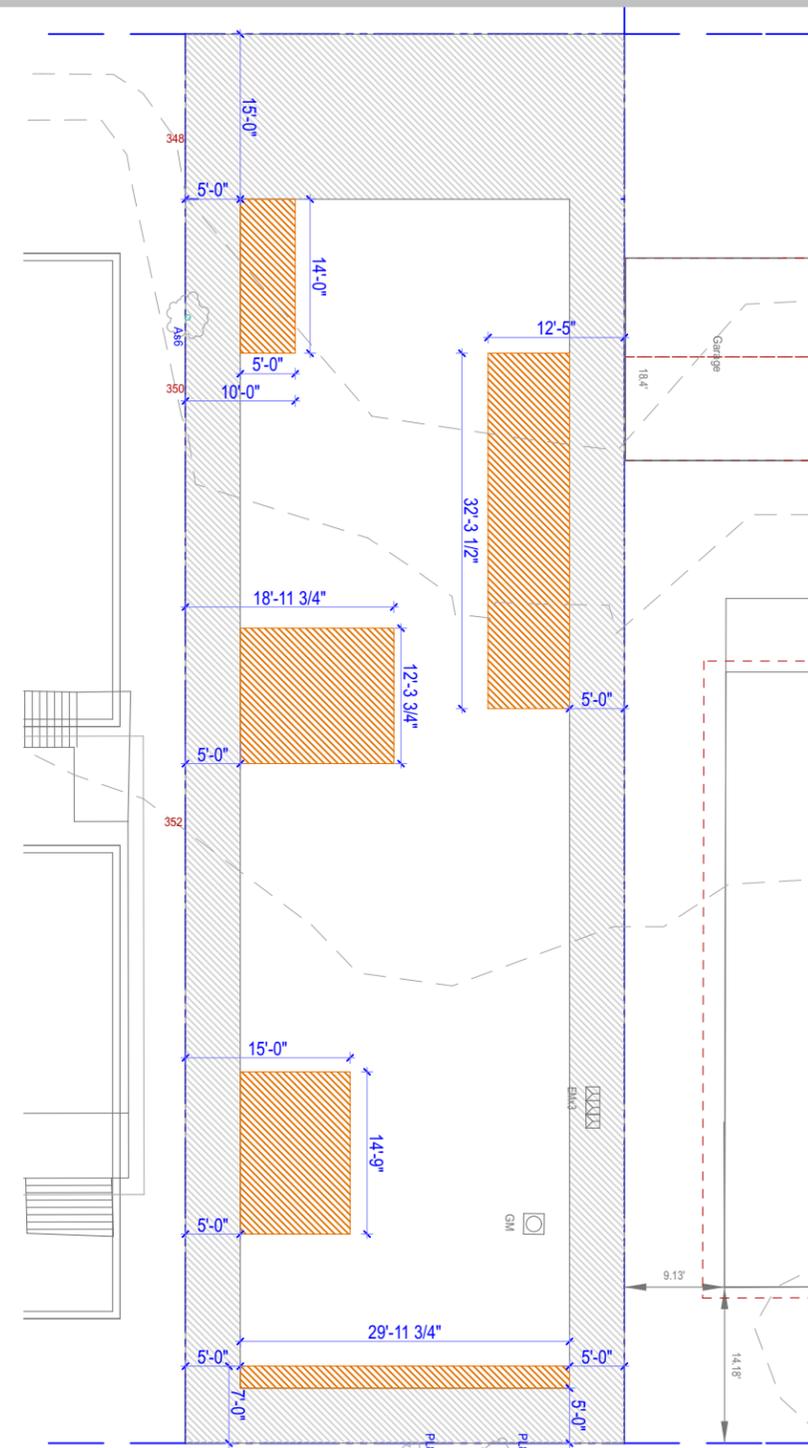
# SETBACK DIAGRAMS

The below diagrams highlight the setbacks of each scheme, showing both the minimum setbacks required by code and the strategies for providing average setbacks that exceed code requirements. These diagrams demonstrate the evolution of the alternatives to result in the preferred Alternative 3, which provides a more varied massing with more responsive setbacks to adjacent sites.





MINIMUM CODE REQUIRED SETBACK  
 ALTERNATIVE 2 ADDITIONAL RESULTS  
 IN N 9.18'- S 9.48' AVERAGE SETBACK



MINIMUM CODE REQUIRED SETBACK  
 ALTERNATIVE 1 ADDITIONAL RESULTS  
 IN N 10.27'- S 11.47' AVERAGE SETBACK

# DESIGN GUIDELINES

## CONTEXT AND SITE

*CS1 Natural Systems and Site Features*  
 B. Sunlight and Natural Ventilation  
 C. Topography

*CS2 Urban Pattern and Form*  
 A. Location in the City and Neighborhood  
 B. Adjacent Sites, Streets, and Open Spaces  
 C. Relationship to the Block  
 D. Height, Bulk, and Scale

*Capitol Hill CS2 Supplementary Guidelines:*  
 Streetscape Compatibility  
 Height, Bulk and Scale

*CS3 Neighborhood Character*  
 A. Emphasizing Positive Neighborhood Attributes

### *Response to Design Guidelines*

The three design alternatives draw from an analysis of the surrounding Capitol Hill, urban context. The mid-block building patterns and forms were observed and cataloged in two categories in order to understand the neighborhood's character. These include: Mid-block building's identifiable facing the street with central entrance; and Mid-block conditions with entries to one side.

The preferred scheme incorporates these qualities and proposes a new interpretation and vision: a contemporary side entry at the street; a unique architectural experience with a public amenity area; exterior character achieved through modulation; generous distance between neighboring buildings; and integration of a central courtyard that is also experienced, in part, at every floor. Additionally, the alternatives maintain height, bulk and scale that is cohesive and complementary to the existing, surrounding buildings while responding to the existing topography.

Via all these elements, the proposed design intends to root itself in the surrounding context and re-envision its defining elements in contemporary and innovative ways.

## PUBLIC LIFE

*PL1. Connectivity*  
 A. Network of Open Spaces  
 B. Walkways and Connections

*PL2. Walkability*  
 A. Accessibility  
 B. Safety and Security  
 C. Weather Protection  
 D. Wayfinding

*Capitol Hill PL2 Supplementary Guidelines:*  
 Human Scale  
 Pedestrian Open Spaces and Entrances  
 Personal Safety and Security

*PL3. Street-Level Interaction*  
 A. Entries  
 C. Residential Edges

*Capitol Hill PL3 Supplementary Guidelines:*  
 Human Activity

*PL4. Active Transportation*  
 A. Entry Locations and Relationships

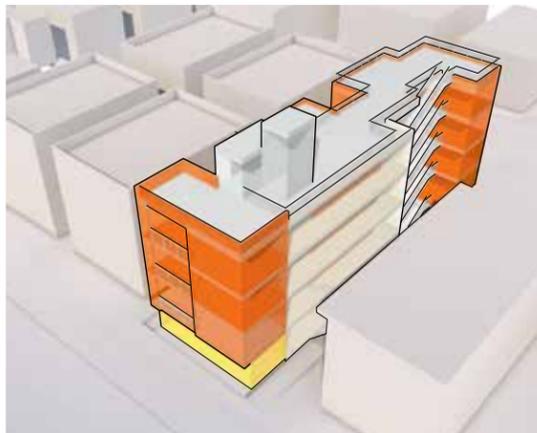
### *Response to Design Guidelines*

Open space throughout the project contributes to how the building provides opportunities for habitants to engage with each other.

The preferred design provides a courtyard in the center of the property along with a smaller outdoor common space at each floor. These contribute to an environment that creates access to ample light and air. The outdoor terraces also provide a visual connection beyond the site to views of the downtown.

There is a visual link between the front and rear of the site, providing a connection between the entry at 12th Avenue E and the courtyard beyond.

This reinforces the proposed building's connection and engagement with the street. The building entry is clearly identified on the street facade. It is responsive to the adjacent context and engages with the sidewalk and street.



## DESIGN CONCEPT

DC1. Project Uses and Activities  
A. Arrangement of Interior Uses

DC2. Architectural Concept  
A. Massing  
B. Architectural and Façade Composition  
C. Secondary Architectural Features  
D. Scale and Texture  
E. Form and Function

DC3. Open Space Concept  
A. Building-Open Space Relationship  
B. Open Spaces Uses and Activities  
C. Design

Capitol Hill DC3 Supplementary Guidelines:  
Residential Open Space  
Landscape Design to Address Special Site  
Conditions

DC4. Materials  
A. Exterior Elements and Finishes

Capitol Hill DC4 Supplementary Guidelines:  
Exterior Finish Materials

### Response to Design Guidelines

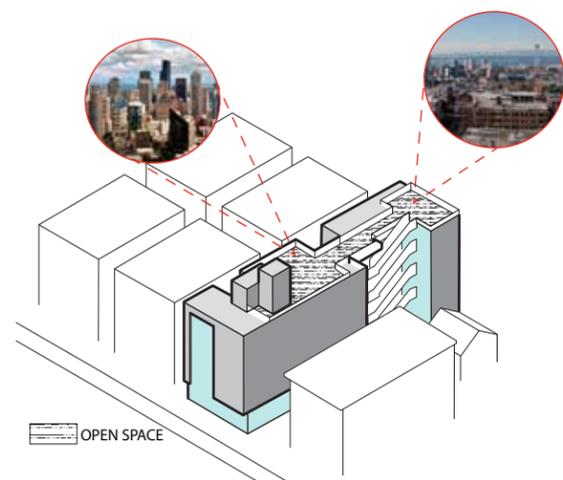
The proposed project creates a dialogue between the new building and the existing neighborhood context and encourages tenants through spaces that provide opportunity for connection.

The design brings together components of building types in the neighborhood that contribute to neighborhood character. Achieved through the composition of volumes and a compelling facade and entry, the design is both new and forward thinking and informed by precedent and context.

The design prioritizes shared spaces including, lobby, street facing amenity area, exterior courtyard at the first floor, as well open amenity areas at every floor as connections between the two structures. These open connections bring light and air to the units in the middle.

At both building and human scales, the design of open space intends to promote connection, from the relationships between neighboring buildings to the interaction between inhabitants of the building itself and the community.

The preferred design alternative requires a departure in facade length in order to achieve the goals of the project described above.



COMPLETED WORK b9 ARCHITECTS



Townhomes at 416 19th Avenue E



Rowhouses at 90 E Newton Street



Townhomes at 1818 E Yesler Way



Shared courtyard at 1818 E Yesler Way



Townhomes at 208 18th Avenue E



Townhomes at 414 12th Avenue E



Rowhouses at E Mercer St

# PROJECTS IN PROGRESS b9 ARCHITECTS



Lot J apartments by b9 architects in Ballard



Apartment building by b9 architects in Capitol Hill



Apartment building by b9 architects in 12th Ave E



View showing courtyard and entry.



View showing street facade and entry



View showing courtyard entry